

HISTORICAL & ARCHITECTURAL RESOURCES SURVEY 2013-2014

City of Waukesha, Waukesha County, Wisconsin



Prepared for:

The Waukesha Landmarks Commission
Waukesha, Wisconsin

Prepared by:



HERITAGE RESEARCH, LTD.

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ABSTRACT

The purpose of this project is to provide an updated survey (to one previously completed by Howard Needles Tammen and Bergendoff in 1982-1983) of the architectural and historical resources located within the City of Waukesha. This material may be useful in the development of local preservation plans; to identify buildings, structures, sited and historic districts that meet the criteria for listing in the National Register of Historic Places; and to increase public and private sector awareness of the community's historical and architectural heritage.

Funded in part through a National Park Service grant-in-aid administered by the Wisconsin Historical Society, the City of Waukesha contracted with Heritage Research, Ltd., to conduct a resurvey of the city within a specific Scope of Work (found in the Introduction and Survey Methodology). One of the two primary goals of the resurvey effort was to identify and inventory properties built between the 1930s through the 1960s. The second goal was to reevaluate previously surveyed properties (not already listed in the National Register) and to determine whether or not they were, at this time, potentially eligible for the National Register.

As a result of this survey, a total of 344 properties offered enough visual interest to warrant a photograph and information entry into the Wisconsin Historic Preservation Database (WHPD). Among the "new" resources surveyed, one historic district and fifteen individual properties were considered for National Register eligibility and are discussed in this report. Of those, the historic district and six individual properties were found to be potentially eligible for the National Register, while one was not recommended for potential listing and eight others need to be re-evaluated once they achieve fifty years of age (and thus meet the National Register criteria, which are included in this document).

Regarding the second component, all previously surveyed properties not listed in the National Register of Historic Places either individually or within a historic district were reviewed for potential eligibility. *Please note that all properties recommended as potentially eligible as of the 1982-1983 have since been listed in the National Register. When the project began, a total of 794 resources had been previously surveyed in the community; 463 of which were listed in the Register. This left 331 properties for re-review, 187 of which remain extant and continue to meet survey standards. Of those previously surveyed properties, five properties merited a recommendation write up, of which one was recommended as potentially eligible for Register listing, two were recommended for additional research and two were found not eligible.

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INTRODUCTION AND SURVEY METHODOLOGY

In 2012-2013, the City of Waukesha applied for, and received, a historic preservation grant-in-aid from the National Park Service—a grant administered by the Wisconsin Historical Society (WHS). The objective was to provide an updated survey (a previous survey was completed in 1982-1983 by Howard Needles Tammen & Bergendoff of Milwaukee, Wisconsin) of the architectural and historical resources located within the City of Waukesha. The ultimate purpose of such a survey is to identify those historic districts and/or individual properties that are potentially eligible for the National Register of Historic Places.

Consequently, Heritage Research, Ltd., a historical/environmental consulting firm in Menomonee Falls, Wisconsin, was contracted to conduct a resurvey of the city within a specific Scope of Work. Ms. Traci E. Schnell, M.A., Senior Architectural Historian, served as the Project Manager and Principal Investigator, as well as the author of the subject final report. Jeff Fortin, Community Development Specialist and Landmarks Commission liaison, represented the city and its interests as directors for the survey subgrant.

A public meeting was held in October 2013 to launch the project. Press releases were issued to the local newspaper seeking historical and/or resource-related input from area residents. In addition, HRL staff reviewed the Wisconsin Historic Preservation Database (WHPD) to determine how many properties had already been surveyed. All of this preliminary work helped to facilitate fieldwork in the Fall of 2013 and Spring of 2014.

One of the two primary goals of the resurvey effort was to identify and inventory properties built between the 1930s through the 1960s within areas developed during that period, the areas of which were identified on maps provided by the city. The second goal was to photograph all previously surveyed properties not already listed in the National Register of Historic Places, either in a district or individually, as well as to determine if any of those previously surveyed properties (not already listed in the National Register) were, at this time, potentially eligible for the National Register.

As for Goal #1, “the identification and inventory of ‘new’ properties,” a total of 344 resources were photographed and entered into WHPD, which is maintained by the Wisconsin Historical Society but accessible to the public at www.wisconsinhistory.org/Content.aspx?dsNav=N:1189. The vast majority of the original building permits on file at the City of Waukesha were reviewed for those new properties and their permit dates were recorded in the “Bibliographic References” section of the WHPD/online record. In the case of properties that have permits that date to October or later, or if they were significantly large buildings, or if the permit cited when the structure was actually completed, the “Year Built” line of the online property record (as well as

within this document) is identified as the following year, as that is the date the structure would have been completed and ready for occupancy.

As for Goal #2, all previously surveyed properties that remain extant were photographed so that there is an updated digital image on file for all surveyed properties (however, excluding National Register-listed properties). During the course of this effort, as well as en route to those areas designated for review of “new” properties, it was found that a significant number of properties that had been expected to have been surveyed as of the 1981-1982 surveyed were, in fact, not. This resulted in a larger number of surveyed properties than was anticipated and included homes that range in date from the 1890s through the 1920s (again, old enough to have been previously surveyed).

It is acknowledged that some of the newly surveyed, pre-1930 properties may well have had restoration work completed since 1982. Notably, a number of bungalows were not inventoried at that time. It is also acknowledged that some properties may still have been missed as a result of this survey effort, since the primary goal was to cover those more recently developed areas of the city as identified by the City of Waukesha (See Appendix G). If a potentially surveyable property was located outside of those areas or not en route to photography efforts (of previously surveyed properties), they *could* have been overlooked.

Please note that of the 331 previously surveyed properties, a number of them are no longer extant. A list of those structures was not compiled for this report; however, the WHPD was updated to reflect that information. Following review of those 331 properties, 187 of them continued to meet survey criteria. (In general, a “three strike” rule was employed; for example, if a property has had its siding, windows and porch altered or replaced, it would not be resurveyed). Any information learned about previously surveyed properties not included in the Recommendations Section of this report, was entered into WHPD.

Because no resource exists in a vacuum, gaining a basic understanding of Waukesha’s history was imperative before launching into site-specific research/recommendations. To that end, a review of the 1981-1982 survey was completed and site files located at the Division of Historic Preservation at the WHS were reviewed. As anticipated at the project start, the earlier report was without some contextual information that was considered necessary in order to better understand the resources that have since come of age. As a result, basic information regarding Veterans’ Housing, Prefabricated Housing and the annual Parade of Homes is included in this document. A search of the *Milwaukee Journal Sentinel* Historic Archive, available online at www.jsonline.com/historicarchive/search, as well as the *Waukesha Freeman* on www.Ancestry.com, provided a significant number of articles that pertained to those topics, and that related to Waukesha specifically. In addition, discussions of a few architectural styles not covered in the earlier report, as well as architects and/or builders responsible for the design

and/or construction of Waukesha properties, are included in this document. While certainly not all-inclusive, it does help to better understand what was going on in Waukesha from World War II through about 1970, during which time the population of the city more than doubled from approximately 18,000 to 39,695.

CHAPTER 1: THEMES AND TOPICS ASSOCIATED WITH WAUKESHA'S 1920S TO 1970S-ERA RESOURCES

In order to better understand the resources surveyed and to be able to put them into context, among the sources reviewed included the *Waukesha Freeman* (through digitized editions available online at www.Ancestry.com), as was *The Milwaukee Journal* and *The Milwaukee Sentinel* (again, through available digitized editions available online at www.jsonline.com/historicarchive/search).

As well, while some of the “more recent” types or styles of architecture were indeed inventoried for the 1981-1982 survey, they were not specifically discussed in the Architecture Chapter at that time. Therefore, brief discussions regarding those styles or types are offered below in a largely chronological order. Bolded names of properties are those that are discussed in greater detail in the Recommendations Chapter.

Catalogue or Plan Houses

The concept of catalogue or plan homes is not a new one and, among those firms producing such books or catalogs prior to the turn of the twentieth century were Tennessee architect George Barber and the Connecticut-based Palliser & Palliser Co. Later companies that produced mail-order catalogues and achieved prominence include The Radford Architectural Company, Alladin and, of course, Sears, Roebuck & Company.

Among the perhaps lesser-known firms to establish themselves in the first quarter of the twentieth century was that of The Architects' Small House Service Bureau (ASHSB). ASHSB was established in 1914 by a group of Minnesota architects in search of a solution to the shortage of affordable, middle-class housing. With offices throughout the United States by 1919, the Bureau produced hundreds of plans designed by registered, practicing architects, as well as monthly bulletins to assist homebuilders with housing choices. Plans were published in catalogs produced by the Bureau, as well as in local newspapers, including *The (Sunday) Milwaukee Journal*, from at least 1923 through 1929. Clients could also hire a local architect, who was a member of the ASHSB, in order to customize a plan for a specific site or other request. Although the Bureau received the unprecedented endorsement of the American Institute of Architects (in 1921), it was revoked following The Depression, at which time the ASHSB was identified as direct competition with individual architects. Unable to fully recover from the AIA's withdrawal of support, the ASHSB ceased in 1942. Although there may well be more ASHSB homes in Waukesha, only one house has been specifically identified as such. Built circa

1931, the **William and Bessie Lovell House** at 123 N. Greenfield Avenue appears to reflect Design 6-B-27.¹

Although no other homes in the city have been directly confirmed as either coming straight out of or deriving from a published pattern or plan book, there exist a number of homes throughout the city that suggest they may originate from such a published source. It is well documented that the Wilbur Lumber Company, which established a yard and office in Waukesha in 1890, provided such plans for clients. The company was founded by George H. Wilbur in 1875 in Burlington, Wisconsin. In 1922, the same year that George died, the main office was relocated from Burlington to West Allis. The firm not only supplied building materials, but also provided a complete building service, including plans and financing, as well as contractor recommendations. As of 1950, the lumber concern operated thirteen retail yards in Wisconsin, Illinois and Indiana. The head of the plan service from circa 1920 through at least 1955 was Martin F. White (see Architects Chapter). A significant number of homes were identified on the permits as designed by White and/or by Wilbur Lumber Company; however, it is important to note that many of those homes reflect common designs found in catalogue or plan books from those eras.²

Specifically, although not surveyed due to alterations (nor were permits reviewed), the three houses (547-555 Dunbar Avenue) that were built on the lots of the former Terrace Hotel, appear to be catalogue or plan houses, as do a variety of others scattered through the city, including some of those listed (in the Architects Chapter) as having been designed by Martin White, as well as the house at 1538 Jefferson Avenue (AHI#227799). Built in 1940 for Oliver & Walborg Jorgensen, the home's general form and projecting gabled entry with catslide roof was a common Tudor-influenced design found in a variety of published plan books. Another possible cluster of them are those that are located on the 500 block of Grove Street.

Cape Cod and Ranch

As of 1982, Cape Cod and Ranch houses were, in general, not "old enough" for survey. However, many have since reached the fifty-year threshold necessary to be considered eligible for the National Register. Although one-and-one-half-story homes generally termed Cape Cod can pre-date the 1940s, a substantial number of this "type" were erected in the 1940s and 1950s. The concept of the Ranch house was born as early as 1925. But it was not until the 1940s that a

¹ Information regarding the history of the ASHSB in Lisa Marie Tucker's "The Architects' Small House Service Bureau and Interior Design in the 1920s and 1930s," *Journal of Interior Design* 34 (1), 2008, 57, 59-60. *The Milwaukee Journal* included ASHSB designs in their publication as evidenced by two photographs of homes built in the Milwaukee area from ASHSB plans, *The Milwaukee Journal*, 16 March 1924, Better Homes Section, 2/2-6.

² "75 Years for Wilbur Lumber," *The Milwaukee Sentinel*, 6 August 1950, B7. Two contractors that may well have been included on Wilbur Lumber's list of recommended contractors are Leonard Van Alstine and Emery De Remer, as permits for suspect catalogue or plan houses often cite one or the other as the building contractor. In fact, the home of De Remer, at 715 Buena Vista Avenue (AHI#228056) looks very similar to a few Tudor Revival-style plans offered by Sears Roebuck & Company.

group of West Coast architects formalized what became the Western Ranch House. Both house styles/forms are essentially modest in size and have little ornamentation; however, Period Revival styles are often incorporated into the exterior of Cape Cod examples. Later Cape Cod examples will also oftentimes feature a breezeway that attaches the house proper to the garage. Ranch homes on the other hand, are strictly one story and rectilinear in design and most often feature a hipped roof and an attached garage.

Examples of Cape Cod homes in Waukesha are executed in a variety of materials; however, stone veneer was popular. The Cape Cod home of Gilbert & Isabelle Koenig at 304 Oxford Road (AHI#227543) is notable for its combination of stone veneer and board siding. Built in 1941, the house also continues to retain its original multiple-light windows, including an opening that features glass block. Although re-sheathed with aluminum, the Andrew & Clara Miller House (1940) at 519 Lake Street (AHI#227668) is a common and simple Cape Cod example that includes roof dormers, multiple-light windows and overall symmetry.

There are a fairly significant number of ranch homes in the city, but very few of the 1940s to 1960-era examples display enough character and integrity to warrant survey. Among the most intact Ranch examples include the home of Walter & Mildred Tardiff at 906 N. Bel-Air Drive (AHI#227725). Sheathed with narrow Roman brick, the 1956 house retains its original horizontal-pane windows and wooden-panel garage doors. Another example with intact horizontal-pane windows is the 1952, stone-sheathed home of Everett & Hazel Jones at 519 S. Charles Street (AHI#227537).

Defense Housing

In order to discuss defense housing, a review of earlier legislation associated with the encouragement of home ownership (following the 1929 Stock Market Crash) need be addressed. In 1932 and 1933, the Federal Home Loan Bank Act and the Home Owners' Loan Act, were established, respectively. In 1934, the National Housing Act (NHA) created the Federal Housing Administration (FHA) which established national standards for the home building industry. Additionally, Federal insurance was authorized for privately financed mortgages for homes, housing subdivisions and rental housing. Four years later, the mortgage insurance, which original covered 80% of the home's value was extended to cover 90% and the initial 20-year amortization of the loan was extended to 25 years. In 1941, Title VI was added to the NHA, which created a program of defense housing insurance for areas designated by the President as critical defense production areas. Waukesha was among the Wisconsin communities under which Title VI could be employed.³

³ U.S. Department of the Interior, National Park Service, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Government Printing Office, 2002), 30; "Building More Concrete Homes and Save Vital Materials," *The Milwaukee Sentinel*, 14 March 1943.

In September 1941, it was announced that Waukesha realtor Erv Walrabenstein received the first FHA commitment to build homes under Title VI. The building program was identified to include a total of fifty homes that were to be erected in the Bel-Ayr subdivision which was, at that time, the west edge of the city. Ground breaking for the first ten homes was to occur in early October. The sale price of the homes, with lot, was estimated at \$4,950 (The exact location of those houses, or evidence of their construction, was not confirmed). Housing construction in the state in 1942 was limited almost entirely to defense housing. As per FHA regulations, the total cost of the home, plus lot, could not exceed \$6,000. A number of multiple-unit dwellings were erected during this period. Although not fully confirmed as built specifically as “defense housing,” the **Brickson & Dick Duplex Homes** along the south side of W. Wabash Avenue and the west side of Scott Avenue (multiple AHI#s, see Recommendations Chapter and/or Survey Inventory, Appendix A), were likely part of that building program.⁴

Veterans’ Housing and “Homes for Waukesha”

With housing already scarce during World War II, the conclusion of the war and returning servicemen only exacerbated the situation. The federal government was acutely aware of the situation and, as a result, President Truman signed an amendment to the Lanham Act that authorized an expenditure of \$160,000,000 to provide temporary housing for veterans. Waukesha had been awarded 102 war housing units (that had been turned away by the City of Milwaukee) that had been constructed in 1943 in Sturgeon Bay as defense housing. The Kroening Engineering Corporation of Milwaukee (which had erected them in Sturgeon Bay), was in charge of dismantling the two-story, eight-apartment units and reconstructing them in Waukesha. One location for half of those temporary structures, was next to the not-yet-completed 50-home Motor Hill Terrace project (across from the Waukesha Motor Company, which started as defense housing but construction was halted since the war had ended), while the other units were to be built adjacent to the Grandview Heights project (which had been built near Waukesha Malleable in Spring 1945 as defense housing) on the city’s east side. Waukesha is identified as having been the first city in the Midwest to complete such a temporary housing project.⁵

Following meetings held by a variety of groups, including veterans themselves, Homes for Waukesha, Inc. was founded in early 1946 by a group of Waukesha businessmen and industrialists, in order to expedite the construction of *permanent* homes for returning veterans (the Motor Hills Terrace and Grandview Heights projects were both conceived and built as

⁴ “Waukesha Realtor Obtains FHA Commitments for Low Cost Dwellings,” *The Milwaukee Journal*, 28 September 1941.

⁵ “Housing Program Given Go-Ahead by President,” *Waukesha Daily Freeman*, 2 January 1946; “Housing Project Draws Lone Bid,” *Waukesha Daily Freeman*, 7 January 1946; “Housing Units to Waukesha,” *The Milwaukee Sentinel*, 13 March 1946; “City to Manage Housing Units,” *Waukesha Daily Freeman*, 1 May 1946.

temporary housing, with the expectation that they would be used only for a few years). With Hawley Wilbur serving as the Board Chair, the group incorporated with a capital of \$100,000 and chose in April 1946 Milwaukee architect Ray O. Steffen as their general manager. Steffen's job was to provide the plans and specifications for the homes to be built, supervise their construction and to handle the sales. The outline of their plan was to use their monies to purchase property and start construction of the homes. The house would be sold to a buyer who would then be responsible for taking care of the financing. The money received for the home would be used to buy additional property and the process would start over. The initial goal was to construct a total of one hundred homes.⁶

Steffen's first job was to procure lots for construction of the initial twenty-five homes. Initial house costs were estimated at \$7,000 for a two-bedroom and one bath home, which were to include a family room in the basement and the potential to finish off the upper level with two additional bedrooms. Following continued "issues" with the city council over the construction of an apartment complex on city-owned land, ultimately only fourteen single-family homes were built by the group as of October 1947. Although not surveyed, the first nine homes to be built were located in the Westowne Bel-Ayr subdivision and along the 1200 block of Summit Avenue, just east of Moreland Avenue. The first completed was that for life insurance underwriter and former army lieutenant, Vern Barlow and his two children. Each house was built with two bedrooms, a living room and a combination kitchen-dinette. Original owners of the Summit Avenue homes were identified as Ray Wilbur, Kenneth Luce, Harold Davel, William Freemund, Don Ellis and Ralph Bischoff.⁷

At the same time, the city established the Waukesha Housing Authority (which is now located in a former fire station at 600 Arcadian Avenue; AHI#227675) to aid in the construction of homes for veterans. This resulted in the 1948 construction of nineteen houses along the east side of Walton Avenue. Although the two- and three-bedroom homes executed in either wood or masonry remain extant, alterations preclude them from being inventoried for this survey.⁸

Prefabricated Housing & Modular Homes

In response to the Post-World War II housing shortage and following appeals from a number of local groups, the City of Waukesha suspended their building code in October 1946 to allow for the construction of prefabricated housing. The local Gamble's store, located at 322 W.

⁶ "Launch \$100,000 Homes Project," *Waukesha Daily Freeman*, 21 February 1946, 1; "House Building Manager Named by Corporation," *Waukesha Daily Freeman*, 23 April 1946, 1; "Vets' Housing Group Quits, Calls for Action," 16 October 1947; *Waukesha Daily Freeman*, 29 September 1948.

⁷ "House Building Manager Named By Corporation," 1; "New City Home Ready for Vet," *Waukesha Daily Freeman*, 19 April 1947; "Homes for Waukesha Selling Eighth House," *Waukesha Daily Freeman*, 20 June 1947.

⁸ "Housing Plans by Waukesha," *The Milwaukee Journal*, 6 August 1947. Nine homes were also built on Perkins Avenue, "Six Homes Still Unsold and Vacant," *Waukesha Daily Freeman*, 7 December 1949.

Broadway, was running ads for a prefabricated cottage previous to the building code change and, by no later than January 1947, they advertised a prefabricated, FHA-approved, three-bedroom home that was “available for immediate delivery.” The ad did not, however, identify the maker of the home.⁹

Among the first known prefabricated homes to be built in Waukesha following the building code change were homes produced by the *Home-Ola Corporation* of Chicago. The firm was established in 1946 by Jacques Whiffle Willis. Their first homes were shipped out in March of that year and, by October, they were operating four plants and had shipped homes to twenty-three states.¹⁰

Five Home-Ola homes were built in 1947 by Homes for Waukesha to be utilized as veterans’ housing and four remain; three between 1442 and 1454 Cleveland Avenue and a fourth at 1132 E. Moreland Avenue. Rising one-and-one-half stories, each of the approximately 750-square-foot, two-bedroom homes was to cost \$6,000 and to take approximately 300 man hours to build. The Home-Ola home at 1450 Cleveland Avenue (AHI#228172) is the least altered of the four and was surveyed/inventoried for this project.¹¹

Additional early prefabricated homes built for veterans include the following: the Gustav Scheffel House (1947) at 904 Michigan Avenue; the James Lausen House (1947) at 915 Milwaukee Street; and the Joseph Bobst House (1947) at 219 Coolidge Avenue, which was the smallest of the three, at 528 square feet (it was later added onto at the rear).¹²

In Wisconsin, the most well-known name in prefabricated (or preassembled) housing was the Harnischfeger Corporation. Established by Henry Harnischfeger in the last quarter of the nineteenth century (under different names), the manufacturing firm created its housing division in 1936, after building an “experimental” house (no longer extant) the previous year at 736 N. 46th Street in Milwaukee. The first house to roll off the assembly line at the W. Greenfield Avenue plant was built at 4716 S. Burrell Street, Milwaukee (then the Town of Lake). It was

⁹ “Waukesha Allows ‘Prefab’ Houses,” *The Milwaukee Journal*, 2 October 1946; “Cottage Home,” Gambles Store Advertisement, *Waukesha Daily Freeman*, 20 June 1946; “Gambles 3-Bedroom Home,” Advertisement, *Waukesha Daily Freeman*, 6 January 1947.

¹⁰ Art Goeldner, “Real Estate News-Views,” *The Milwaukee Sentinel*, 20 October 1946.

¹¹ “Five Prefabs to be Started Here,” *Waukesha Daily Freeman*, 7 March 1947; “Five-Room Homes on Northeast Side For Local Veterans,” *Waukesha Daily Freeman*, 21 March 1947; The other two homes were noted as built at 1438 Cleveland Avenue (which has been replaced by a new house) and 1132 Brookfield Avenue (present-day 1132 E. Moreland Avenue; remains extant).

¹² Original permit for 904 Michigan Avenue, 1 March 1947, est. cost, \$6,000; Original permit for 915 Milwaukee Avenue, 16 November 1946, est. cost, \$6,000; Original permit for 219 Coolidge Avenue, 11 November 1946, est. cost, \$5,000. All three permits specify that the owner needs to comply with all of the requirements of the Veterans’ Housing Program.

open for inspection by the end of July 1936. Three years later, the housing division switched from the production of “complete housing units” to “building materials in the form of panels which could be made into a house.” As housing needs increased with the start of World War II, housing production there increased; employee numbers peaked in 1941 at 225. Unable to employ steel for anything other than the war effort, the company developed a new wood panel system. Despite showing “great promise,” and after producing approximately 2,000 homes, the housing division closed down in 1942.¹³

In 1944, the housing division was re-started, but focused solely on research, which was performed at the Harnischfeger diesel engine plant in Port Washington. Some of the associated testing was done in association with the Forest Products Laboratory in Madison. Among the primary achievements of their studies was the development of six “more attractive” home designs. The first test house was built in Port Washington in July 1944; however, production over the next eighteen months was minimal. In response to the increased need for housing, Harnischfeger purchased in 1946 16 acres just west of the corporate limits, where they built a new plant for their housing division. In 1955, the housing division of the company was organized as a subsidiary of the Harnischfeger Corporation and was known as Harnischfeger Homes, Inc. Just ten years later, the company discontinued operations and sold certain assets to one of the leading home manufacturers, Kingsberry Homes Corporation of Chamblee, Georgia. This allowed the company to direct its resources to its three principal divisions of industrial, construction, as well as mining and electrical products. At its closing, the number of buildings estimated to have been built by the company was 22,000.¹⁴

Waukesha is home to a number of “Harnischfeger homes.” Among the earliest of them was the home built in 1949 at 226 Tenny Avenue for the Ralph Jacobel family. The shell of the 24’ x 32’ house went up in just eight hours and the Jacobel family moved in their house just three weeks and two days after the first panels were delivered.¹⁵

Located in the Indian Heights Subdivision (south of Summit and west of Grandview Boulevard), “Walldale” was a collaborative effort between Towne Realty of Milwaukee and the Harnischfeger Corporation to be “a real model P & H home subdivision.” The first four homes (no longer extant) were erected in 1957 at the corner of Summit and Grandview, two of which

¹³ “First Harnischfeger Model,” photo and caption, *The Milwaukee Sentinel*, 23 March 1957; “Home is Open for Inspection,” *The Milwaukee Journal*, 26 July 1936; “New Homes to Meet Shortage Coming From Harnischfeger,” *The Milwaukee Journal*, 20 January 1946.

¹⁴ “New Homes to Meet Shortage Coming From Harnischfeger”; “Harnischfeger Subsidiary to Mark, Market Houses,” *The Milwaukee Sentinel*, 24 July 1955; “Harnischfeger Out of Homes Business,” *The Milwaukee Journal*, 15 March 1965.

¹⁵ “Prefab House Erected Here Completely in a Single Day,” *Waukesha Daily Freeman*, 20 May 1949; “Home Built in 8 Hours Is Open for Inspection Sunday,” *Waukesha Daily Freeman*, 17 June 1949.

(“The Gordon” and “The Foreston”) were designed by L. Morgan Yost, who was identified at the time as one of “the nation’s foremost architects.” The subdivision alone was projected to account for 1,000-resident increase to Waukesha’s 1957 population of 26,500. Among the homes suspected to be Harnischfeger homes is the one-story house erected in 1956 by Towne Realty at 2103 N. Bel-Ayr Drive (AHI#228007).¹⁶

Among the homes definitively identified as prefabricated or pre-assembled include the 1950 home of Claude & Ruth Murphy at 901 Buena Vista Avenue (AHI#228061). Built at a cost of \$10,000, the one-story house is identified on the building permit as a Pollman prefabricated house. Another example is the one-story house at 328 Frame Avenue. Also built in 1950, this two-bedroom house was built as a model home by the Modular Home Engineering Company. Although advertised at the low cost of \$5,995, the actual permit cited an estimated cost of \$8,500. Promoted as available with as low as 5% down with a GI loan, the “quality features” of the home included an insulated ceiling, blond finished woodwork and a large picture window.¹⁷

Contemporary Style

While still considered by some as not “historic,” many structures built in the 1950s through the 1970s are slowly coming of age. Since some of these structures are still “too young” to have been appropriately categorized for their stylistic features, they are vaguely grouped and termed “Contemporary.” Some, which display a distinct horizontal emphasis and perhaps a flat roofline, can be identified as “Wrightian” in design, a nod to master architect Frank Lloyd Wright. Materials utilized for their construction are still considered modern but not necessarily innovative. Perhaps the best example of a Contemporary-style home in the city, which does display Wrightian influence, is the James Pauers-designed home for **Dr. Claude & Ila Schmidt House** (1967) at 1021 Downing Drive (See Recommendations Chapter). Comprised of such natural materials as brick, rough cedar and glass and incorporated into the existing topography, the home employs two of Frank Lloyd Wright’s principles of design.

The Parade of Homes, which was officially established in 1947 by the Milwaukee Builders Association (now known as the Metropolitan Builders Association), expanded west in 1959 to include Waukesha as a location of homes. That year, the tour featured a total of sixty-eight homes, the largest number ever, to that date. The Sunset Heights subdivision (south of Summit Avenue and to either side of S. Grand Avenue) was one of four locations featured and included six model homes located at 304, 305, 313, 314, 319 and 328 Richards Street (all west of S.

¹⁶ “Harnischfeger Starts Waukesha Home Site,” *The Milwaukee Sentinel*, 8 June 1957; “Waukesha Gets New 250 Home Subdivision, Holds Grand Opening,” *The Milwaukee Sentinel*, 30 November 1957.

¹⁷ Permit for 901 Buena Vista Avenue, 17 January 1950; Permit for 328 Frame Avenue, 30 December 1949; “Modular Home Engineering Company,” Advertisement, *Waukesha Daily Freeman*, 24 February 1950. Due to window and siding alterations, the Frame Avenue house does not meet survey requirements.

Grand Avenue). The six types, built by six different builders, included five Ranch homes and one Cape Cod.¹⁸

In 1960, and noted as “the first time in the history of the Milwaukee home show,” the home show model home was planned to “go on the road” to various locations in the state and upper Michigan. The split-level “Silvercrest” model, manufactured by Harnischfeger Homes, was to be shown in ten cities. Towne Realty of Milwaukee was in charge of the home’s (non-permanent) display in the Milwaukee area, which was to include Peter’s Subdivision in Waukesha, where other Harnischfeger homes were (and continue to be) located (on Peters and Gascoigne drives). The article went on to cite that Towne Realty had built many Harnischfeger Homes in the Waukesha area (presumably those built in 1957-1958 by Pessin Construction Company in the subject Peter’s Subdivision).¹⁹

For the 1964 Parade of Homes, Greenwaldt Builders erected the Contemporary home at 611 Ivy Circle (AHI#227559). The only Waukesha home on the tour that year, it was identified as among the more contemporary split level designs in the Parade and had a price tag of \$31,900, plus land. While the home appears to retain a good degree of integrity, a comparison with a 1964 newspaper image indicates that the gable over the garage was entirely comprised of windows all the way to the roofline, where board infill is now located. Two years later, the thirty-eight-home, 1966 Parade of Homes included the Contemporary example at 1905 Avalon Drive (AHI#227802). Known as “Pioneer 45,” and touted as “Milwaukee’s First Two-Story Contemporary,” this house was built by William Kilps Sons in the Singing Hills subdivision. It was originally available for purchase at the cost of \$20,990, plus lot; two month later, the price had increased by \$500. Although modest window replacement has occurred, the exterior of the house remains largely unchanged.²⁰

In 1968, two of the total forty-one Parade homes were located, again, in the Singing Hills subdivision of Waukesha. “Swinger,” a two-story, four-bedroom home designed by Nichols &

¹⁸ “Open Big Million \$\$ Parade,” *The Milwaukee Sentinel*, 27 June 1959. Two of the homes, 304 and 314 Richards Street, were built by Waukesha builders, James R. Lowe and Larry Fillon, respectively). Although 1947 is noted as the first official “Parade of Homes,” in 1942, the Home Builders Institute (predecessor of the Metropolitan Builders Association of Greater Milwaukee, now the Metropolitan Builders Association) sponsored a “Homes on Parade Exhibit,” at S. 29th Street & W. Cleveland Avenue. Although the same concept and run by the same group (albeit with a name change), the name “Parade of Homes” was not used until 1947 and was registered with the State the following year. The Richards Street homes did not meet survey standards and were, therefore, not surveyed for this report.

¹⁹ “Home To Be Displayed in Ten State Cities,” *The Milwaukee Sentinel*, 8 April 1960, Part 3, page 4. A random review of permits was done in Peter’s Subdivision and the homes at 506 and 517 Peters were built in 1957 by the Pessin Construction Company; the home at 506 Gascoigne was also built by Pessin Construction at costs between \$10,000 and \$11,000. They were not, however, surveyed, as they did not meet survey criteria.

²⁰ Photo and caption of 611 Ivy Court, *The Milwaukee Sentinel*, 10 July 1964, 2/3; “History of Design,” *The Milwaukee Sentinel*, 16 July 1966; “William Kilps & Sons,” advertisement, including image of “Pioneer 45” at 1905 Avalon Drive, *The Milwaukee Journal*, 11 September 1966.

Been, Inc., was built on Avondale (exact address was not identified), while the “Jubilee Split Level,” a three-bedroom, split-level at 2100 Sunnyside Drive (AHI#227804), was built by Trustway Homes. The following year, the Parade featured fifty-two houses by forty-two builders on scattered sites, six of which were located in Waukesha. Two of them, “The Cheltenham,” located at 2101 Queens Court (AHI#228117) and “The Four Seasons,” at 2105 Queens Court (AHI#228118), retained enough integrity to be included in this survey.²¹

The first “official” model home of the annual Milwaukee home show was built in Shorewood in 1931. Beginning with that house and continuing for years thereafter, the model home was given away to one lucky attendee of the home show. In 1969, the featured home in the Milwaukee Arena was built by William Kilps Sons. Following the show, the three-bedroom ranch house was dismantled and rebuilt at 1915 Avalon Drive. That year, the winner--Mrs. Rudolph Porubcan of West Allis--had the choice of either the \$25,000 (with lot) Waukesha home or a five-bedroom house in Oak Creek. And in 1970, a replica of the four-bedroom, bi-level home show home that was erected in the arena was built by William Kilps Sons at 2136 Sunnyside Drive. The winner that year of the \$28,000 home was Mrs. June Scott of West Allis.²²

The Contemporary style was not restricted for residential use and evidence of the style is exhibited through a number of commercial and religious structures. Regarding the latter, among the notable (albeit altered) churches to be surveyed as part of this project are Salem Evangelical United Brethren Church (1965-66) at 541 State Highway 59/Les Paul Parkway (AHI#227991) and Trinity Evangelical Lutheran Church (1959; 1986) at 1052 White Rock Avenue (#226359). A number of small office buildings in the downtown area that employ the Contemporary style include the Drs. Whysol & Hancik Chiropractic Clinic (1955) at 110 Arcadian Avenue (AHI#228078) and the Love, Davis, McGraw & Frey Law Office (1957) at 241 Wisconsin Avenue (AHI#228086).

The most recently built structure to be inventoried for this survey is the Robert & Cathryn Day House at 1220 Seitz Drive (AHI#228069). Built in 1984, the house is an example of the Shed style of architecture (clearly named for their distinctive roofline), of which there are very few examples in the city.

²¹ Map and list of 1968 Parade home locations included in the *Milwaukee Sentinel*, 1 June 1968; Map and list of 1969 Parade home locations included in *The Milwaukee Sentinel*, 19 July 1969.

²² Gerald Van Ryzin, “Home Show Victor Gets a Choice,” *The Milwaukee Journal*, 11 February 1967; “West Allis Pair Wins Home,” *The Milwaukee Journal*, 26 May 1967; “West Allis Woman Wins Home After 30 Years of Trying,” *The Milwaukee Sentinel*, 21 May 1970.

CHAPTER 2: ARCHITECTS

Very few architects, etc., were identified as a result of the 1982 survey. While this list does not cover all the architects discovered throughout the course of the project, it does, at the very least, reflect most that are represented in the Recommendations Chapter (and for which information could be found). Additional architects were identified in association with previously surveyed properties, as well as properties not included in the Recommendations Section and if a biographical entry is not listed herewith, please re-check the Wisconsin Historic Preservation Database (WHPD, accessible online at <http://www.wisconsinhistory.org/Content.aspx?dsNav=N:1189>.) for citations regarding architects, builders, etc. **Bolded** names of properties within the following text identify those that are discussed in the Recommendations Chapter of this document.

Boswell, Bruce

Bruce David Boswell was born in Brookfield, Wisconsin, on 3 November 1920. He earned his B.S. in Architecture from the University of Illinois in 1950, after which he worked for two years (1951-1953) as a designer for the firm of Grassold & Johnson. In 1954, he organized his own firm. Boswell would later establish an office in the Moreland Plaza building at 831 W. Moreland Boulevard and later at 600 Larry Court. Boswell died on 16 March 1992. A quick review of the listing of the drawings produced by Boswell Associates indicates that they did a significant amount of remodeling and addition work. Among the Waukesha work he executed includes the 1971, third-floor addition to the Waukesha County Courthouse at 515 W. Moreland Boulevard (AHI#228058); the 1971 addition to First Federal Savings & Loan at 134 Wisconsin Avenue (AHI#228080); and a 1980 addition to the YMCA at 320 E. Broadway (AHI#228009).²³

Brust & Brust

This longtime firm traces its roots to Peter Brust, who was born on 4 November 1869 in the Town of Lake, Milwaukee County, Wisconsin. He began his career as a carpenter and became a draftsman in 1886. In 1890, he began an architectural apprenticeship with the noted Milwaukee firm of Ferry & Clas. While at this firm, he assisted with the designs of the tower for the St. John's Roman Catholic Cathedral in 1892 and the Milwaukee Public Library from 1895 to 1899. Brust was with the H.C. Koch & Company from 1901 to 1902, after which he joined Herman

²³ George S. Koyl, ed., *American Architects Directory*, 2nd edition (New York: R.R. Bowker Company, 1962), 69. Boswell's date of birth is listed as 1923 in the directory; however, the Social Security Death Index (SSDI) identifies his year of birth as 1920, SSDI, Available online at www.ancestry.com; Accessed June 2014. A significant number of the plans produced by Boswell Associates are on file at the Wisconsin Architectural Archive (WAA), Milwaukee Public (Central) Library, Milwaukee, WI. The three listed examples of his work are recorded in WHPD and came from permits (the dates of which are recorded in WHPD).

Esser for the next three years. Following a more than twenty-year partnership with Richard Philipp (during which time they produced the master plan for the company town of Kohler, Wisconsin), Brust established his own firm circa 1926. In 1929, his son Paul (b. 1905 and with degrees from Notre Dame and Columbia University) joined the firm and, in 1936, son John (b. 1912 and also a graduate of Notre Dame) rounded out the principals of the firm. Peter died in 1946, however his sons would maintain the firm until 1973. It was in 1948 that the firm produced the original plans for Catholic Memorial High School (completed 1949) at 601 E. College Avenue (AHI#227809), which includes later additions designed by Grellinger-Rose.²⁴

Cooley & Borre

The firm of Cooley & Borre was established in 1948 in Chicago, Illinois, with additional offices located in Park Ridge, Illinois. Principals of the firm were William Mack Cooley and Edward M. Borre. Cooley was born in Chicago in 1925 and graduated from the University of Illinois with a B.S. in Architectural Engineering. After working for short periods at a few Chicago-area firms, he established his own practice. He joined Borre in 1948, to create Cooley & Borre, the firm of which primarily designed church architecture. In 1965, the firm produced the Contemporary design for **St. Luke's Lutheran Church**, which was completed the following year at 300 Carroll Street (AHI#226333). Cooley died in 1966, prior to the church's dedication.²⁵

Ebling Plunkett & Keymar/Ebling Plunkett Keymar & Reginato

The firm of Ebling Plunkett & Keymar was established in 1949 and consisted of partners Herbert L. Ebling, Henry P. Plunkett and Albert F. Keymar. Ebling was born in Milwaukee in 1892 and served as an apprentice in the firm of Herman Buemming from 1913 to 1914. Thereafter he attended the School of Fine Arts of what was then known as the Wisconsin College, between 1916 and 1917. Between 1920 and 1931, Ebling was a draftsman and field inspector for the firm of Eschweiler & Eschweiler; he is then cited as the Chief Engineer for government projects from 1933 to 1935. In 1935, he joined Henry Plunkett to form Ebling & Plunkett. Ebling died on 29 July 1964.²⁶

²⁴ "Milwaukee Historic Ethnic Architecture Resources Study," Prepared by the City of Milwaukee—Vollmert, Hatala and Jakubovich (August 1994), Section V-Ethnic Architects in Milwaukee, 10-16; George S. Koyl, ed., *American Architects Directory* (New York: R.R. Bowker Company, 1955), 69-70 and (1962) 88; Architects Roster Questionnaire, Form completed by Peter Brust, 7 May 1946, Available online at http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/BrustBrust_roster.pdf, Accessed January 2014. The original glass block windows in the high school were replaced as of this summer (2014). Prior to their replacement, the high school was on the list of recommendations to be written for this report.

²⁵ Koyl, ed., *American Architects Directory* (1962), 134.

²⁶ *Ibid.*, (1962), 187.

Born in Milwaukee in 1900, Henry Philip Plunkett received his education at the University of Wisconsin (1921-1923), after which he became a draftsman at Eschweiler & Eschweiler (1925-1933), where he undoubtedly met Ebling. Plunkett died on 30 September 1971.²⁷

In 1949, Albert Frank Keymar joined the partnership. Keymar was born in Milwaukee in 1897 and worked as a draftsman at Herbst & Kuenzli from 1918 to 1920, after which he joined Hugo Haeuser for the next five years. In 1925, he formed the partnership Keymar & Nack, which lasted until 1931 and during which time (1928-1930) he attended the University of Wisconsin, Extension Division. From 1931 to 1933, he was a partner in the firm of Keymar & Steffen, after which he worked independently until 1939; he then joined Henry Slaby until 1942, after which he was a staff architect for the Allis-Chalmers Company until 1945. Keymar died on 23 April 1988.²⁸

The firm name was further expanded in 1958 to include Daniel D. Reginato. Born in Chicago, Illinois, in 1926, Reginato received his architecture degree from the University of Illinois in 1950. Between 1950 and 1952, he worked for Madden & Connor and Perkins & Will, after which he established his own firm for two years. From 1954 to 1956 he worked as the job captain for Milwaukee architect Fritz Von Grossmann.²⁹

In addition to the 1956 and 1965 additions to the Waukesha Vocational School at 222 Maple Avenue (AHI#94301), the firm was responsible for the design of the Waukesha public schools between the 1950s and 1960s and their work in Waukesha³⁰ includes the following:

<u>Address</u>	<u>Name (Date)</u>	<u>AHI#</u>
320 E. Broadway	Young Men's Christian Association (1954; 1980)	228009
1103 S. East Avenue	Whittier Elementary School (1954)	203161
140 N. Grandview Boulevard	Lowell Elementary School (1960; 1965)	227746
301 Hyde Park Avenue	Blair School (1950; 1966)	227622
733 Linden Street	Hadfield Elementary School (1950)	228066
1111 Maitland Drive	Hawthorne Elementary School (1956)	227745
401 E. Roberta Drive	Waukesha Senior High School, South Campus (1957; 1968)	227814
130 Walton Avenue	Saratoga Elementary School (1963; 1965)	228042
1150 White Rock Avenue	White Rock Elementary School (1950)	228047
2000 Wolf Road	Harry Horning Middle School (1970)	227810

²⁷ Ibid., (1962), 556.

²⁸ Ibid., (1962), 377.

²⁹ Ibid., (1962), 578.

³⁰ Please note that this does not reflect all of the firm's work in the city; this is just a representative sampling. As well, not all school buildings were surveyed, as some did not meet survey criteria. Dates of construction for most of the following buildings were gleaned from their plan dates, which are on file at the WAA.

Fischer, Ned E.

Ned Emil Fischer was born in Milwaukee in 1922. He received his B.S. in Architectural Engineering from the University of Illinois in 1947. Between 1956 and 1957, he partnered with Charles W. Yoder, after which he established his own firm, Ned E. Fischer, Inc. In 1976, the name was changed to reflect the expansion of the firm to include Ned's son Brian Tom and Alan Thies and it was renamed Fischer-Fischer-Thies. Ned retired in 1981; he died on 13 July 2013. The firm remains in its early location, at S22 W22660 Broadway, which is located in the Town of Waukesha. Notably, this unique office complex, if ever incorporated in the City of Waukesha, should be investigated for potential eligibility.³¹

Flad, John H.

Born in Madison on 17 July 1922, John H. Flad attended Loras College and Columbia University, ultimately graduating from UW-Madison in 1946, after which he pursued special studies in architecture at Iowa State University from 1948-1951. In 1951, he joined the family firm of J.J. Flad & Associates, which was organized in 1927 by his father. Flad was responsible for the design of the original block and the first addition to **St. Mary's Catholic School & Convent** (1953; 1960), as well as **St. Mary's Catholic Rectory** (1960), located at 520 E. Newhall Avenue (AHI# 227576) and 225 S. Hartwell Avenue (AHI#228044), respectively. Flad died on 26 December 2004. The firm continues today as Flad Architects, with offices in Madison and five other locations throughout the United States and in Qatar.³²

Haeuser, Hugo

Hugo Charles Haueser was born in Milwaukee on 14 January 1882. After attending local schools, he began in 1899 as an apprentice and draftsman at the firm of Ferry & Clas. In 1904, he moved to the firm of Alexander Eschweiler, where he worked as draftsman and designer and worked his way up to superintendent by the time he had left in 1915. As of 1918-1919, he opened his own office, which he continued until his death in 1951. His work included educational, commercial, religious and residential structures. Among the designs he produced in Waukesha includes the original block and 1938 addition to the **Waukesha Vocational School** (1930; 1938; 1956; 1965) at 222 Maple Avenue (AHI#94301) and the original block of **First Church, Christ Scientist** (1940; 1989) at 600 Maple Avenue (AHI#226346). He is also identified as having designed the original block of the Alexander W. Randall School at 114 S. Charles Street (AHI#16951; which has since been significantly added on to).³³

³¹ John F. Gane, ed., *American Architects Directory*, 3rd edition (New York: R.R. Bowker Co., 1970), 277; A brief history of the firm is available on the firm's website at www.fftarchitects.com/about, Accessed June 2014.

³² Gane, ed., *American Architects Directory* (1970), 281; SSDI, Available online at www.ancestry.com; Flad Architects, website, Available online at www.flad.com, Accessed June 2014.

³³ "Christian Science Church To Be Built," *The Milwaukee Sentinel*, 19 April 1941; "Application for Membership," to the American Institute of Architects, Form completed by Hugo Haeuser, 27 January 1948, Available online at

Jacobs, Roy John

House designer Roy Jacobs was born in Wisconsin on 3 July 1904, the son of insurance agent John M. Jacobs and his wife Helen. The 1930 census and his 1942 World War II enlistment record indicates that Jacobs was a draftsman; however, most city directories, beginning in 1929, cite him as an architect. Jacobs served in WWII from 1943 to 1946. In circa 1955, he designed the plans for the home of **Paul and Thelma Strong** at 617 Downing Drive in Waukesha. The original plans for the home remain in the possession of the Strong family, which identify Jacobs as a designer. He died on 2 May 1960.³⁴

Kloppenburg & Butterfield

Ralph Kloppenburg was born in Davenport, Iowa, on 9 November 1903. He earned his degree in architecture from the University of Illinois in 1926. Shortly thereafter, he married his wife Bernice. Kloppenburg worked for Eschweiler & Eschweiler between 1928 and 1929; however, he was let go during the Depression. The 1930 census does indicate that he was still employed as an architect at that time. It appears that he then joined Fitzhugh Scott for a short period before starting his own firm in 1931. Between 1931 and 1954, Kloppenburg operated solely, except for a period between 1936 and 1939, when he partnered with a man by the name of Butterfield. It was during this period that the partnership produced at least three designs, all of which are located in Waukesha: **Waukesha Police Station** (1937; 1964; 1973) at 130 Delafield Street (AHI#227813); **Administration Building & Chapel in Prairie Home Cemetery** (1937) at 605 S. Prairie Avenue (#228045); and the Charles E. Nelson Residence (1939) at 125 Oxford Road. As of 1954, Kloppenburg rejoined Scott, who was then working with his son, Fitzhugh Scott Jr. and the name changed to Scott, Kloppenburg & Scott. Scott Sr. died in October 1957 and Kloppenburg remained with Scott Jr. until 1959. Kloppenburg then joined his own son Jack Ralph Kloppenburg in practice, working as Kloppenburg & Kloppenburg. Ralph died in March 1990, while his son preceded him in death in November 1988.³⁵

Klumb, Paul, Jr.

Born in Milwaukee on 12 May 1923, Paul Klumb Jr.'s educational history consisted of the University of Texas-El Paso, after which he graduated with a B.S. in Architecture from the

<http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/F-H/HaeuserHugoCharles.pdf>; Hugo Haeuser, obituary, *The Milwaukee Sentinel*, 19 October 1951.

³⁴ *Milwaukee City Directory*, 1929-1956; U.S. Federal Census, Population, 1930; WWII Army Enlistment Records (1942); The application for a military grave marker in Arlington Park Cemetery cites Jacobs' birth and death dates, all aforementioned sources available online at www.Ancestry.com.

³⁵ Gane, ed., *American Architects Directory* (1970), 498; "Ralph H. Kloppenburg, Noted Architect," *The Milwaukee Journal*, 16 March 1990. Initials under the "Checked by" line of the original plans for each building read D.B. and R.K., the latter of which was no doubt Ralph Kloppenburg, while D.B. is assumed to be Mr. Butterfield. However, even with the initial "D" no associated name could be found, See individual recommendations for specific original plan citations, on file at the WAA.

University of Illinois. He joined the firm of Brimeyer, Grellinger & Rose³⁶ in 1949. In 1954, Brimeyer left the partnership, leaving Alvin Grellinger & Frances John Rose to reorganize as Grellinger-Rose. While a principal of the Grellinger-Rose firm, Klumb designed the Waukesha City Hall at 201 Delafield Street (AHI#227621), which was completed the following year.³⁷

McDonald, John Randal

John Randal McDonald was born in Milwaukee on 25 July 1922. He graduated from Yale University in 1949, one year after he designed the Lincoln Mercury Auto Showroom in New Haven, Connecticut. In 1950, he returned to Wisconsin and established his own firm. His first design in the state was his own home in Racine, located at 801 Lathrop Avenue. Just three years later, he designed a second home for himself and his wife Josephine, just one street west at 1001 Russet Street. His homes are often compared (favorably) to that of Frank Lloyd Wright, in terms of styling and their incorporation into the built environment. Between 1951 and 1960, McDonald produced fourteen designs that were built throughout Waukesha County; however, the **John and Florence Melster House** at 316 Oxford Road (AHI#227544) is the only McDonald-designed house located within the City of Waukesha. Although he maintained a studio in Whitefish Bay, he and his wife had resided in Florida as of the early 1960s. McDonald died in December 2003.³⁸

Ollrogge, Harry

Harry Arthur Ollrogge was born in Milwaukee on 19 August 1907. After attending the University of Wisconsin, Extension Division, he worked as a draftsman with William J. Kozick from 1924 to 1926. For the next ten years, he was with the firm of Peacock & Frank, after which he established his own firm in 1936. Ollrogge did primarily residential, religious and educational structures. In Waukesha, he designed Trinity Evangelical Lutheran Church (1959), located at 1052 White Rock Avenue (AHI#226359). The church has had subsequent alterations (including a new roofline) that have altered its original, Contemporary 1950s-era design. A resident of Thiensville, Ollrogge died on 13 April 1996.³⁹

Pauers, James

James William Pauers was born in Wisconsin on 18 October 1926, the son of German-born Joseph Pauers and his wife Helen. He is known to have worked as a designer for Hinton, Poethig

³⁶ Brimeyer, Grellinger & Rose has its roots in the firm of Kirchhoff & Rose, which was established by Charles Kirchhoff & Thomas L. Rose in Milwaukee in 1894.

³⁷ Gane, ed., *American Architects Directory* (1970), 498.

³⁸ Koyl, ed., *American Architects Directory* (1962), 445; "A Chronological List: John Randal McDonald Designs from 1948-1960," in Brian Beno, "John Randal McDonald: Architect," Unpublished by copyrighted 1994 (rev. 1998) by Beno, Copy in possession of Traci E. Schnell, Brown Deer, WI; Kelly Wells, "McDonald's Atypical Homes Complemented Nature," *Milwaukee Journal Sentinel*, 21 December 2003, 6B.

³⁹ Koyl, ed., *American Architects Directory* (1955), 412, (1962), 524; Trinity Evangelical Lutheran Church website, Available online at http://www.trinitywels.com/site/cpage.asp?cpage_id=19078&sec_id=2161; Accessed June 2014.

& Steuerwald, during which time he designed the Robert & Judith Korosec House (1961) at 2439 S. 93rd Street, West Allis. By 1963, he had received his own license to practice. Little of his work has been inventoried; however, in 1966, he designed both the home for his own family at 2479 S. Green Links Drive in West Allis, as well as the home of **Dr. Claude & Ila Schmidt** at 1021 Downing Drive (AHI#227562) in Waukesha. Of note, his brother Garrett Joseph Pauers was also a practicing architect; however, they did not practice together. Pauers resides in Arizona.⁴⁰

Prell, Ray (designer)

A house designer for over fifty years, Ray Prell was born in Stevens Point in 1930 as Ray Przybylski. His training started with a good high school program in architectural drafting and his father was a builder. He attended UW-Milwaukee for two years but left school to do remodeling and building work. His interest in design overcame and he started his own design firm, Ray Prell & Associates. Much of their work was producing model homes for various builders throughout the United States; however, they also did individual commissions for larger and more expensive, custom homes. The firm was at its peak in the 1960s and 1970s (with twelve designers on staff), during which time his firm was named among the Top Ten Designers in the nation. Prell acknowledged that his firm dominated in the state as far as a home designing plan service. Prell retired in 2000. He estimates that houses produced from the plans his firm produced number anywhere between 30,000 and 60,000. Prell, who cites Frank Lloyd Wright as a design influence, is confirmed to have designed the 1967 home of local contractor Robert W. Greenwaldt and his wife Lois at 206 E. Roberta Drive (AHI#227551), as well as the 1977 Loren & Georgia Barre House at 1110 Belmont Drive (AHI#227571). He was also the designer of the 1987 Channel 10 Auction Dream Home, which was built at 1300 Larchmont Drive.⁴¹

Shattuck, Frank C.

Frank Coolidge Shattuck was born in Neenah, Wisconsin, on 17 December 1911, the son of S. Frank AND WHO Shattuck. Following an education in the Neenah schools, Shattuck graduated in 1939 with a B.F.A. from the School of Architecture at Yale University. For the next three years he worked as a draftsman and designer under Van der Gracht & Kilham in New York City. In 1942-43, Walter H. Kilham Jr. partnered with Robert O'Connor to form O'Connor & Kilham (also in NYC), where Shattuck would work until returning to Wisconsin and establishing his own firm in 1953. After three years of working with Melvin Siewert, the name of the firm was changed to reflect an official partnership as Shattuck, Siewert & Associates (in Neenah), which

⁴⁰ U.S. Federal Census, Population, 1940; Eugene C. Harrington, "Different House Built," *The Milwaukee Journal*, 10 June 1962 (Home Section), pages 1; 6; "Historical and Architectural Resources Survey: City of West Allis, Milwaukee County, Wisconsin," Prepared by Heritage Research, Ltd. (August 2007), page 102.

⁴¹ Ray Prell, Founder and (now retired) designer at Ray Prell & Associates, Brookfield, WI, Phone interview with Traci E. Schnell, 11 October 2013, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

continued into the 1970s (at least). Siewert was born in Milwaukee in 1913. He attended the University of Wisconsin-Milwaukee (1938), after which he received training at the Milwaukee Art Institute. After working for eight years with Richard Philip, he joined Shattuck and moved to Neenah. Shattuck and/or Siewert are identified as designing the following inventoried Carroll College campus buildings: Carrier Memorial Library (1942; AHI#227756); Lowry Hall (1949; AHI#94118); Maxon Hall (1961; AHI#227995) Bergstrom Hall, North and South (1966; 1960; AHI#228102); Swarthout and Steele Halls (1956; 1964; AHI#227748); and Kilgour Hall (1968; AHI#228507).⁴²

Siewert, Alfred H.

Alfred H. Siewert was born on 21 July 1899 in the Town of Trenton, near the City of West Bend, Wisconsin. He and his parents, Theodore Siewert and Anna (nee Roeber), moved to Milwaukee in 1910. After high school, Alfred apprenticed with Milwaukee architect Fred Graf, after which he worked for the firm of Perkins, Fellows & Hamilton and then the Manitowoc partnership of Smith & Reynolds. He returned to Milwaukee in the Fall of 1923 and opened an office at 3601 W. North Avenue, after which he would occupy various locations along W. North Avenue. Siewert, who executed a large number of church designs, died in February 1981. In Waukesha, Siewert designed **St. Luke's Lutheran Parish Hall/Educational Building (1954)** at 300 Carroll Street.⁴³

Snyder, Sylvester

Sylvester Alexander Snyder was born on 15 July 1895 in Waukesha County, the son of court reporter Andrew Snyder and his wife Mary (nee Kohler). Sylvester completed two years of high school, after which his training remains unclear. By 1920, however, the census has him enumerated as an architect. Five years later, he is identified as the vice president of the Waukesha Woodworking Company, while citations thereafter cite him as an architect. Between 1931 and 1934, he married Dagmar Moore and together they had a daughter, Mary Lynne, who was born circa 1939. Snyder served as the Waukesha city building inspector for a length of time around 1940, and later sat on the committee to review the city's building code (1950). Snyder died on 25 July 1956. Among the buildings that Snyder designed are the Fox Head Brewing Company Office (1934) at 223 Maple Street (AHI#94302); the Spring City Pattern Building

⁴² Koyl, ed., *American Architects Directory* (1955), 500, (1962), 635 and (1970), 838; "Carroll Plans New Science Hall," *Waukesha Daily Freeman*, 17 February 1947; "Carroll University Timeline," Available online at www.carrollu.edu/about/timeline.asp. Accessed in June 2014. Although not reviewed, Carroll University's library has in its collection *You Are Invited to Meet the Architects: Shattuck, Siewert & Associates* (Neenah, WI: Shattuck, Siewert & Associates, 1970). Furthermore, the college also retains construction documentation and original blueprints for buildings on the campus; however, the latter are not open for viewing to the public. Also of note, Frank C. Shattuck was the son of S. Frank Shattuck, the latter of whom was a Carroll College trustee.

⁴³ Alfred Siewert, Interview by Alyn Hess, 28 March 1978, Typed interview on file at the WAA; "Siewert Rites Scheduled," *The Milwaukee Sentinel*, 9 February 1981. Interview information differs slightly from that of the obituary information.

(1931) at 519-521 Wisconsin Avenue (AHI#94392) and the Henry Fryatt Jr. House (1951) at 1330 Harris Drive (AHI#227796).⁴⁴

Steffen, Ray O.

Raymond Oliver Steffen was born in Milwaukee on 20 November 1900, the son of August & Agatha (Konzen) Steffen. Raymond's father August was reportedly impressed with his son's ability to draw and directed him towards being an architect. By no later than 1923, Steffen was working as a draftsman for Milwaukee architect Henry J. Rotier; however, by 1925 he was employed by architect Hugo V. Miller. In December 1927, Steffen established his own firm, R.O. Steffen, Inc. While Steffen acted as president, the vice president/treasurer was Ronald Hempler, a mason. Secretary of the firm was Louis Pfeifer, the president of the Beck-Pfeifer Building Corp. and the father (or brother) of Louise Pfeifer, whom Steffen would marry in August 1929. During the Depression years, with few able to build homes, Steffen turned to newspaper and magazine illustration, as well as cartooning. Later in the 1930s, Steffen had affiliated himself with Guaranteed Builders. In 1941, Steffen was selected to design the Home Show home, a ranch-style home which is located at 2002 N. Menomonee River Parkway in Wauwatosa. As of 1941, Steffen was identified as having designed approximately 300 homes since 1928. In 1945, Steffen partnered with Thomas Lewis Kemp, to form the firm of Steffen & Kemp, and they established their office at 7218 W. North Avenue in Wauwatosa. Following their partnership, their work focused solely on religious facilities. In fact, Steffen's obituary indicates that he and Kemp designed over 200 churches and schools for various denominations. The Wisconsin Architectural Archive retains a significant number of their drawings. In the 1950s, they had the ability to design both the more traditional style churches, as well as the more forward, Contemporary designs. Steffen died in October 1983.⁴⁵

As previously discussed, Steffen was involved with Homes for Waukesha, a group committed to the construction of veterans' housing, which included the Home-Ola Prefabricated Houses on Cleveland Avenue and E. Moreland Boulevard. Prior to that, he designed the National Register-listed Everett Barrett House (1940) at 120 S. Porter Avenue (AHI#40864) and the 1941 Cape Cod-style house for Sam Schafer at 614 E. College Avenue (AHI#227777).

Wallsworth, Allan

Born on 1 May 1903 in Marinette, Wisconsin, Allan George Wallsworth received his education at Lawrence College (Appleton, WI) and the Chicago Art Institute. Early in his career he worked

⁴⁴ U.S. Federal Census, Population, 1920, 1930, 1940; *Waukesha City Directory*, 1925, 1931 1934; "Sylvester Snyder," Obituary, *The Milwaukee Journal*, 26 July 1956.

⁴⁵ "Meet Architect and Builder of 1941 Home Show Home," *The Milwaukee Sentinel*, 16 February 1941; *Milwaukee City Directory*, 1923-1945; Remainder of biographical information on Steffen compiled from various newspaper clippings compiled by Traci E. Schnell for the 2011 Wauwatosa Historical Society Home Tour (2346 N. Menomonee River Parkway), Materials in possession of Schnell.

in Milwaukee; first as a draftsman for architect Leigh Hunt and then in the same position for the architectural firm of Eschweiler & Eschweiler. He then relocated to Chicago and was associated with the firm Thielbar & Fugard from 1924-1926 as a designer before working for architect Jarvis Hunt as chief designer. Following a period where he was employed as chief designer and general manager of St. Louis-based J.H. Weiss, Inc., he returned to Milwaukee as a draftsman for the Milwaukee School Board (1931-1932). From 1933-1937, he had a private practice and, later, established the firm Wallsworth & Trickler in Marinette, Wisconsin. Returning to the southern part of the state, he was the resident architect for the previous Waukesha County Courthouse (101 N. Main Street) from 1937-1938. In 1939, he had a brief association with the Milwaukee architectural firm of Clas & Clas, Inc., before resuming his private practice. Aside from the period 1942-1946 when he served as plant engineer for the Harnischfeger Corporation, he operated his own firm until ultimately serving as architect for the City of Milwaukee from at least 1959 to 1970 when he retired. Allan George Wallsworth was accepted into membership in the American Institute of Architects (AIA) in 1948.⁴⁶

In Waukesha, Wallsworth designed the William and Madge Stare House (1940) at 414 S. East Avenue (AHI#94247), the Tudor Revival House (1939) at 249 Frederick Street (AHI#227766) and the Contemporary-style Kenneth & Opal Kerr House (1950) at 615 E. Newhall Avenue (AHI#227558).

Wenzel, Zoller & Gunn

Established in 1963, the firm of Wenzel Zoller & Gunn was comprised of Alvin Paul Wenzel, Walter Edward Zoller and George William Gunn Jr. Alvin Wenzel was born in Milwaukee on 27 December 1918, the son of machinist Ernest Wenzel and his wife Eleanor. He earned his degree in architecture from UW-Milwaukee and, in 1942, he wed Virginia Gardner. He died on 4 November 2003, a resident of Wild Rose, Wisconsin. Walter Zoller was born in Milwaukee on 31 August 1924, the son of plumber Walter Zoller and his wife Matilda. He married Angeline Stancampiano. He earned degrees from Marquette University and UW-Milwaukee and, in 1981, he served as president of AIA Wisconsin. He died on 23 September 1989, while a resident of Brookfield, Wisconsin. George William Gunn Jr. was born circa 1920, the son of locomotive engineer George Gunn and his wife Matilda. He graduated with a B.S. in Architectural Engineering from the University of Illinois. In 1946, he wed Bernadine Konrad. He was a longtime member of the Waukesha Landmarks Commission and an award--the George Gunn Award for Excellence in Historic Preservation/Restoration--is given annually, if award is

⁴⁶ Koyl, ed., *American Architects Directory* (1962), 736; Gane, ed., *American Architects Directory* (1970), 960; AIA Membership Application, Form filled out by Allan George Wallsworth, Available online at <http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/T-Z/WallsworthAllanGeorge.PDF>, Accessed July 2014.

merited. The firm was responsible for the design of **St. Mary's Catholic Church** (1964) at 225 S. Hartwell Avenue (AHI#227575).⁴⁷

White, Martin

Martin Finch White was born on 27 June 1887 in Waukesha County, the son of carpenter Herbert White and his wife Annie. He graduated from Waukesha High School in 1906 and married in 1911 to Mabel Putney, also a 1906 graduate of Waukesha High School. Immediately following graduation, he joined the Wilbur Lumber Company in Waukesha and worked in the factory. By no later than 1914, he had worked his way up to assistant manager and, that year, he was transferred to the Milwaukee office, where he was thereafter in charge of the Wisconsin and Illinois branches of the concern. As of 1920, he was noted as in charge of the plan and architectural service for the company and he and his family had moved to Wauwatosa, where they would ultimately reside at 7907 Portland Avenue (notably, many of the homes along that block of Portland Avenue resemble catalog plan designs). White continued with the company through at least 1955, at which time his eldest daughter Ruth died. Martin White died on 28 March 1975.⁴⁸

As evidenced above and as identified in the 1940 census, White was never formally trained as an architect; however, he was able to work his way up the ranks to achieve that title, at least in secondary sources. Many lumber companies utilized existing plan books/catalogues to provide house plans to prospective customers and some of them also included architects and/or draftsmen who could either alter an existing plan and customize it for the client or draw something anew. The exact situation at Wilbur Lumber remains unknown, however, it is known that they did provide plans to clients, as some building permits identify the Wilbur Lumber Company, specifically, as the designer/architect, while others definitely identify White himself. Additionally, a good number of plans produced by the company are in the possession of the West Allis Historical Society.

⁴⁷ AIA membership application, Form filled out by Alvin Wenzel, Available online at <http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/T-Z/WenzelAlvinP.pdf>; AIA membership application, Form filled out by Walter Zoller, Available online at <http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/T-Z/ZollerWalterE.pdf>. Both files requested and accessed in July 2014.

⁴⁸ U.S. Federal Census, Population, 1900, 1920, 1930, 1940; "White-Putney," wedding announcement in the *Waukesha Freeman*, 7 September 1911; "Change at Wilbur Plant," *The Milwaukee Sentinel*, 12 October 1914; "Lumber Company's Managers Hold Picnic De---," in *American Lumberman* (Chicago), 28 August 1920, page 61, article is digitized on www.Googlebooks; however, the page was not scanned in its entirety, thus the full title of the article is not known; "Death Comes to Mrs. Leisk," *The Milwaukee Journal*, 26 March 1955, page 5; In 1922, the Wilbur Lumber Company's main office was moved from Burlington, Wisconsin, to West Allis, where it remained until 1970.

Martin White is identified as the having designed the following buildings in Waukesha (some of which may have been built from standardized plans carried by the lumber company or, perhaps, designed by White himself; an asterisk denotes those listed in the National Register of Historic Places, either individually or as part of a historic district):

<u>Address</u>	<u>Name (Date)</u>	<u>AHI#</u>
804 E. Broadway	Frank & Adalene Hoag House (1925)	227686
1005 E. Broadway	Rollo & Daisy Wells House (1928)	133840
69 Columbia Avenue	Dr. William & Laura McFarlane House (1938)	227757
619 N. Cumberland Drive	Fred Jr. & Alice Behnke House (1935)	227700
700 N. Cumberland Drive	John & Laura Knipfel House (1929)	227702
115 Delafield Street	Waukesha Water Works/North Street Pumping Station (1936; 1940; ca. 1965+)	94111
115 S. East Avenue*	Hawley W. Wilbur House (Ca. 1925)	94240
505 S. East Avenue	Nicholas & Mary Werner House (1930)	94248
115 N. Hartwell Avenue*	Herbert & Mary Sydow House (1926)	94544
215 N. Greenfield Avenue	Sam & Rose Rucci House (1939)	227665
839 N. Greenfield Avenue	Carl & Mary Brehm House (1930)	227784
620 N. Hartwell Avenue	Dr. William & Harriet Nicely House (1930)	227671
315 S. Hartwell Avenue*	J. Lee Uhlenhopf House (1937)	94325
321 S. Hartwell Avenue*	Virginia Frame House (1938)	94412
329 S. Hartwell Avenue*	Richard S. Hippenmayer House (1936; 1975)	29505
219 W. Laflin Avenue*	Erv Junemann House (1926)	94529
603 Lake Street	Henry & Ethel Eggleston House (1937)	227669
640 Lawndale Avenue	Fourth Street Water Reservoir (1934)/Remodeled as private residence (2006)	94401
327 Lemira Avenue	Cape Cod House (1939)	227630
431 Moreland Boulevard*	Moreland Boulevard Pump House & Reservoir (1931)	7486
1105 Motor Avenue	James & Katherine Dunne House (1934)	227721
445 W. Newhall Avenue*	Newhall Avenue Pump House & Reservoir (1948)	29361
304 Prospect Avenue	Colonial Revival House (1939)	227624
320 Prospect Avenue	John H. III & Muriel Weber House (1938)	227625
117 Wright Street*	Fred & Dora Wolf House (1933)	94395

CHAPTER 3: RECOMMENDATIONS

Of the resources re-evaluated, as well as the new properties that were inventoried and photographed for this survey, twenty individual properties were thought to offer a sufficient degree of historical intrigue and/or architectural integrity to suggest potential for listing in the National Register of Historic Places. Those twenty resources, as well as one district, are listed below. Expanded discussions of the district and the individual properties follow the list.

DISTRICT

Address	Name (Date)	Evaluation
700-710 (even only) Scott Avenue & 415-437 (odd only) W. Wabash Avenue	Brickson & Dick Duplexes (1943-1944)	Potentially Eligible

INDIVIDUAL PROPERTIES

Address	Name (Date)	Evaluation
945 Blackstone Avenue	Butler Bin Company (1926-1930; 1945-1946; 1950; 1956)	Further Research Needed
300 Carroll Street	St. Luke's Lutheran Church & Educational Building/Parish Hall (1954; 1967)	Not Yet 50 Years Old
130 Delafield Street	Waukesha Police Station (1937; 1964; 1973)	Not Yet 50 Years Old
201 Delafield Street	Waukesha City Hall (1966)	Not Yet 50 Years Old
617 Downing Drive	Paul & Thelma Strong House (1956)	Potentially Eligible
1021 Downing Drive	Dr. Claude & Ila Schmidt House (1966)	Not Yet 50 Years Old
704 N. Grand Avenue	Waukesha Savings & Loan (1958; 1968)	Not Yet 50 Years Old
123 N. Greenfield Avenue	William & Bess Lovell House (1931)	Not Eligible
1381 Harris Drive	David Bartz House (1976)	Not Yet 50 Years Old
225 S. Hartwell Avenue & 520 E. Newhall Avenue	St. Mary's Catholic Church Complex (1953; 1960; 1964; 1966)	Potentially Eligible
222 Maple Avenue	Waukesha Vocational School/Lindholm Vocational & Adult School (1930; 1938; 1956; 1965)	Potentially Eligible

INDIVIDUAL PROPERTIES (continued)

Address	Name	Evaluation
1400 Northview Road	Asylum for the Insane & County Poor Farm/Waukesha County Hospital Home & Infirmary/Northview Hospital/Northview Home (1904; Ca. 1930; 1960s)	Not Eligible
223 Oakland Avenue	Buchner Park Bathhouse (1967)	Not Yet 50 Years Old
316 Oxford Road	John & Florence Melster House (1956)	Potentially Eligible
1005 Perkins Avenue	Hein-Werner Company (1929; Ca. 1946; Ca. 1960s (+))	Further Research Needed
1516 Pleasant View Avenue	Ted & Margaret Morey House (Ca. 1940)	Potentially Eligible
1605 S. Prairie Avenue	Forest Home Cemetery Administration Building & Chapel (1937)	Potentially Eligible
321 N. Racine Avenue	Robert W. Brown House (Ca. 1885)	Not Eligible
401 E. Roberta Drive	Waukesha Senior High School/Waukesha High School, South Campus (1957; 1968)	Potentially Eligible
1235 Seitz Drive	Dr. Vincent and Kathleen McAvoy House (1980)	Not Yet 50 Years Old

RECOMMENDATIONS

Address	AHI #	NRHP Evaluation
700-710 (even only) Scott Avenue & 415-437 (odd only) W. Wabash Avenue	#227527-227529 #227531-227536	Potentially Eligible
Description and Statement of Significance		



Scott Avenue duplexes, view to southwest.

Located at the southwest corner of Scott and W. Wabash avenues (see map on next page), a series of nine, two-story, Colonial Revival-influenced duplex homes feature either a hipped or a side-gabled roof. While all are faced with brick, the colors vary from tan to orange to near red. All nine buildings feature a

projecting central entrance porch with varying rooflines (hipped, shed or gabled)

and two doors, except for the one at 700-702 Scott Avenue which has only a single door and flanking sidelights. That duplex also features brick corner quoining, an element not seen on the others. Windows are regularly arranged on each floor and most of the structures retain their original, multiple-light sash examples.

The nine duplexes were built between 1943 and 1944 by the firm of Brickson & Dick, which was comprised of Elmer O. Brickson and Walter E. Dick. The architect is cited as The Fidelity Corp. At the time the duplexes were constructed, Dick worked as the city engineer and Brickson served as the Waukesha city treasurer (a position he held since 1929) and later as the executive director of the Waukesha Housing Authority.⁴⁹

Notably, the duplex homes were erected during World War II, during which time home construction was largely restricted to defense housing; that is, to house those engaged in war-related occupations. Housing construction in Wisconsin in 1942 was limited almost entirely to war housing. At that time, federal legislation mandated that the total cost of a unit, plus the lot, could not exceed \$6,000 in those areas that the President designated as defense areas. Waukesha was among those Wisconsin communities designated as such.⁵⁰

⁴⁹ Building Permits for 415-437 (odd only) W. Wabash Avenue, 18 April 1944, est. cost, \$9,500; Permits for 700-710 Scott Avenue (even only), 25 August 1943, est. cost, \$8,300; *Waukesha City Directory*, 1929-1946, various dates reviewed.

⁵⁰ "Building More Concrete Homes and Save Vital Materials," *The Milwaukee Sentinel*, 14 March 1943.

Although no specific information was found to fully confirm that the duplexes were built specifically as defense housing, the construction mandates of the period suggest that it is quite likely that they were. Although brick was considered a common material and was unrestricted in use, the varied types of brick seen on the nine buildings--which does not appear to be “planned design” among the cluster--may have contributed to the economy of their construction. The 1943 structures (those on Scott Avenue) were built at an approximate cost of \$8,300, while the 1944 W. Wabash Avenue duplex homes were estimated to cost \$9,500.⁵¹

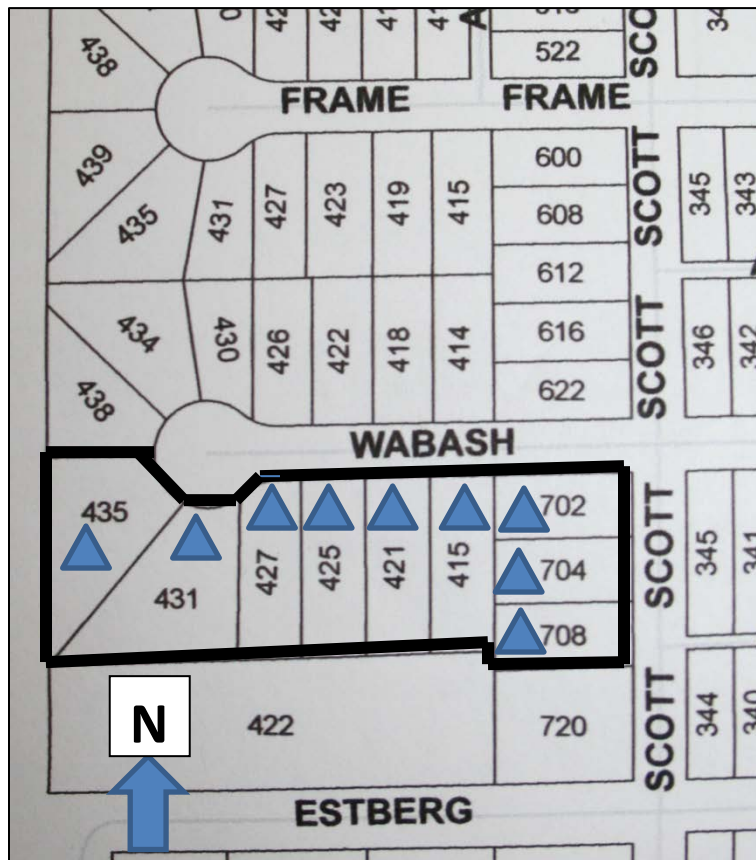
No information was found to suggest potential eligibility under Criterion B: Significant Persons. Regarding Criterion C: Architecture, the subject structures are modest examples of the Colonial Revival style but do not offer the character necessary for eligibility in that regard. However, the nine structures do offer potential eligibility under Criterion C as a building type in the city of Waukesha. While there are many other examples of duplexes throughout the city and two nearly identical examples of the same duplex construction and design are found on N. Hine Avenue (built in 1944 by Walter Dick), the concentration of the nine homes together better conveys the significance of the housing type. As well, regarding Criterion A: History, the nine duplexes appear to have been constructed as defense housing.⁵² Additional research is recommended to confirm or deny that presumption, as that could provide for additional eligibility.



Wabash Avenue Duplexes, view to southeast from cul-de-sac.



⁵¹ “Ingenuity Keeps Home Building Going,” *The Milwaukee Journal*, 15 March 1943.

⁵² Although not surveyed individually for reasons of integrity, the W. Wabash Avenue cul-de-sac (across from the W. Wabash duplexes) also includes a series of one-story brick-clad homes that were built in 1944 and could also have been built as defense housing.



**Brickson & Dick
 Duplex Homes
 Historic District**

**Period of Significance:
 1943-1944**

-  **Contributing**
-  **Non-contributing**

Address	AHI #	NRHP Evaluation
945 Blackstone Avenue	94047	Further Research Needed
Description and Statement of Significance		

This industrial facility is comprised of a number of periods of construction, starting in 1926 and continuing through at least 1956. The street side (west) elevation exhibits three distinct sections, the southernmost flat-roof section (post-1949) rises two stories and features two bands of factory sash windows that wrap around the building. The wall space in between the windows and above the second story is sheathed with metal. The building's central, two-story section (1926 to circa 1950) is very distinct and dominated by a masonry façade that terminates with a castellated parapet. First-floor openings are round-arched examples while second-story windows are rectangular, the majority of which have been infilled and/or downsized with modern fenestration. The building's original raised monitor roof windows have been covered with metal. The final

portion of the facility is comprised of a one-story, concrete-and-glass office wing (1956) that fronts a two-story, concrete factory wing to the rear.⁵³



Butler Bin Company, 945 Blackstone Avenue.

Butler Bin Company was established in 1922 by Morgan Butler of Waukesha. Born in New York on 6 March 1887, he graduated from New York University with a degree in civil engineering and came to Waukesha in 1908. After two years with The Milwaukee Electric Railway & Light Company, he was elected to the position of city engineer, which he held until 1914. The following year, he married Mary Broadhurst of Waukesha. While working as a paving contractor in Wisconsin and Michigan,

Butler established the Butler Bin Company. He served as company president until 1964, and served as chairman of the board until his death in 1965. In 1928, he was elected mayor, a position he served until 1932 and, beginning in 1937, he sat on the School Board for twenty-six years, serving as president for seventeen of those years. Locally, he was also a director of the Waukesha Motor Company.⁵⁴

Waukesha's Butler Bin Company⁵⁵ was a sheet metal works that made stainless steel storage bins associated with the concrete business. Although originally located on the south side of Lincoln Avenue and next-door to the Butler Construction Company (his contracting firm), a new \$20,000 factory building measuring 75' x 180' was begun along Blackstone Avenue in 1926. Within less than a year, a one-story, 25' x 180' addition was erected at a cost of \$4,000. Additions followed in 1929, 1930, 1945, 1946, 1950 and 1956. During the war, the firm's bins for concrete mixers played a prominent role in the construction of army and navy buildings and airports in the United States. As of February 1943, with male help scarce, the firm was identified as having hired a female welder and female crane operator, with more to be employed in the future. Following Butler's death in 1965, Butler Bin remained in the subject building through 1980, albeit under two successive names: Butler Equipment Company and Portec, Inc. (a Butler Division). As of 1981, the facility was utilized as a manufacturing plant for Spancrete Industries

⁵³ Sanborn Map Company, Fire Insurance map of "Waukesha, Wis." (New York: Sanborn Map Company, 1929); "Waukesha, Wis.," 1929 (updated to 1949). See also Footnote #56.

⁵⁴ "Morgan Butler Funeral to Be on Monday," *The Milwaukee Sentinel*, 15 May 1965; James Goadby Gregory, ed., *The History of Southeastern Wisconsin: A History of Old Milwaukee County*, 4 vols. (Chicago: S.J. Clarke Publishing Co., 1932), 3/568-569; *Waukesha City Directory*, 1967-1982.

⁵⁵ Please note that this Butler Bin Company was in no way affiliated with the Butler Bin Company of Kansas City, which manufactured grain bins.

(established in 1946), the larger facility of which was until 2011 located at 1600 E. Main Street in Waukesha.⁵⁶

No information was found to suggest potential eligibility under Criterion C: Architecture. Regarding Criterion B: Significant Persons and Criterion A: History, Morgan Butler was a well-known industrialist, having established Butler Bin in 1922; he headed the firm in some capacity until his death. Between 1925 and 1963, six patents were granted to the company, of which three were directly associated with Butler's efforts, the first of which is identified as having "greatly simplified the operations involved in the handling of concrete." Further investigation is suggested as to how significantly Butler's bins, as well as the additional patented efforts of the company, contributed to the history and development of concrete handling. And with his actual occupation aside, Morgan Butler served as Waukesha's mayor for four years and as a school board member for twenty-six years. Regarding the latter, Butler served as president of the school board at the time the city experienced a significant population expansion, which resulted in the construction of a number of new schools, including his namesake, Morgan Butler Middle School. His Wisconsin Avenue home is no longer extant and, therefore, the Butler Bin factory appears to stand as the best resource associated with Butler that remains extant. While his efforts associated with school building seem clear, additional research is suggested to determine what significant contributions, if any, were made by Butler to the development of the community during his time as mayor. As a result of the preceding information, further investigation is suggested regarding both Criteria A and B.⁵⁷

Address	AHI #	NRHP Evaluation
300 Carroll Street	226333 & 228188	Not Yet 50 Years Old
Description and Statement of Significance		

This property consists of the St. Luke's Lutheran Church (1967) and a one-story educational/parish hall facility that was completed in 1954. The one-story and full basement structure to the west is topped with a flat roof and is sheathed with Lannon stone. Original multiple-light windows have been replaced with modern examples. A one-story, Mansard-roof

⁵⁶ *Waukesha City Directory*, 1925; Original permit for 945 Blackstone Avenue, 7 May 1926; Permit for steel and glass addition, 21 September 1927; Permit for steel and brick addition (40' x 150'), 3 December 1929, est. cost, \$4,000; Permit for steel and concrete addition (80' x 100'), 12 September 1930, est. cost, \$20,000; Permit for office remodel, 22 June 1945; Permit for addition (54' x 25'), est. cost, \$2,000; Permit for new office building, 29 July 1950, est. cost, \$25,000; Permit for new office building, 16 April 1956, est. cost, \$10,000; Eschweiler & Eschweiler, "Butler Bin Company alterations," 25 May and 12 July 1950, Plans on file at the Wisconsin Architectural Archive (hereafter cited as WAA), Milwaukee Public (Central) Library, Milwaukee, WI; "Butler Bin Co. Is Kept Busy," *The Milwaukee Journal*, 28 February 1943; "Spancrete Permanently Closes Waukesha Plant," *The Daily Reporter*, 4 April 2011, Available online at <http://dailyreporter.com>, Accessed June 2014.

⁵⁷ A site visit that includes an interior inspection would also be recommended during efforts in gathering additional research.

entrance (1990) connects the 1954 building to the 1967 church and is sheathed with a stone veneer that is very similar to that found on both structures. The church is largely front-gabled in form; however, the chancel end (north) is topped with a vaulted ceiling and multi-point roofline. The entrance elevation is comprised of thirty-six, bas relief stone carvings that symbolize the patriarchs, prophets and the Apostles; a rectangular tower rises at the southwest corner from which a spire rises. A grille encloses the carillon speakers near the base, while a cross is situated at the top. The first floor of the building's N. Grand Avenue (east) elevation is dominated by twenty-two panes of multi-faceted glass (designed by Bernard Gruenke of Conrad Schmitt Studios) that depict the Life of Christ. The remainder of the exterior wall space is sheathed with Lannon stone, aside from the chancel's blue-gray, Thermopane window walls that are supported by concrete columns. The church interior retains its original wooden pews, pulpit and baptismal font, wood-trimmed ceiling, granite altar and slate altar steps. A wooden reredos "wall" features carved wooden statues of the twelve Apostles hung amongst wooden blocks that combine to represent a fisherman's net. At the center is a 22-foot, bronze cross. The sacristy and pastor's office rooms are accessed from the west side of the chancel. In addition, the church was built with a small chapel to the west, which incorporated the following elements from the former 1927 church: wooden pews, altar, pulpit and light fixtures. The upper level of the chapel space features thirteen windows that depict the life of Luther. The church was originally built to connect to the parish house at the basement level.⁵⁸

Comprised of thirty-nine charter members, St. Luke's Lutheran Church was organized on 31 August 1921 at the YMCA formerly on South Street (current location of the Municipal Parking Ramp, 255 South Street). Approximately one year later, and with their first regular pastor in place, the group purchased a parcel at the northwest corner of North Grand Avenue and Carroll Street, where they would ultimately build their first church. Groundbreaking occurred on 28 November 1926 and dedication was held on 27 March 1927. In 1954, the Alfred Siewert-designed, one-story, stone-sheathed, educational building was added to the property at an approximate cost of \$210,000. The red brick church, which was constructed of red pavers removed from Grand Avenue, served the congregation until August 1965, at which time it was dismantled and groundbreaking occurred for their new (current) house of worship. While they were without a church, the congregation held services in the Park Theater at 717 N. Grand Avenue (no longer extant).⁵⁹

⁵⁸ Jim Huston, "St. Luke's New Church Features Clean Lines but Traditional Look," *Waukesha Daily Freeman*, no date (Ca. 1966-67), Clipping included in panel history compiled by the church's 90th Anniversary Celebration Team, 2011, Panels on display in the Cloninger Hall, St. Luke's Lutheran Church, Waukesha, WI.

⁵⁹ "Our History," Available on St. Luke's Lutheran Church website at www.stlukeslutheran.org/our-history, Accessed July 2014; "Spring City's Past," 70; Original permit for educational building/parish hall, 24 September 1953; "Golden Anniversary, 1921-1971," Prepared by the St. Luke's Lutheran Congregation, 1971; "The 90th Anniversary of St. Luke's Lutheran Church," Celebration weekend (21 and 22 May 2011) booklet prepared by the 90th Anniversary Celebration Team, 2011, Booklet available at St. Luke's Lutheran Church.



**St. Luke's Lutheran Church & Educational Building/
Parish Hall, 300 Carroll Street.**

Dedication of the church, which was designed by the architectural firm of Cooley & Borre & Associates of Park Ridge, Illinois, was held on 18 December 1966. The cost was approximated at \$256,000 and construction was completed by Oliver Construction Company of Oconomowoc. In 1989-1990, renovations were made to the church, which included the addition of a new entrance that

connected the parish house and the church and added basement-level classrooms and an elevator. Despite that addition, the

church proper remains entirely intact. In 2011, the congregation celebrated their 90th anniversary. The congregation is currently investigating how to renovate their church interior in order to best take advantage of its existing available space.⁶⁰

No information was found to substantiate potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the 1967 church proper is a very good and largely intact example of Contemporary church architecture. In 1990, a new front entrance was completed, which altered the original narthex (entrance) to provide full/open access to the original parish hall/educational building space. At some point, the front stairs were added in front of the church proper, replacing the original ramp entry to the building. Despite the 1990 entrance addition, the exquisite exterior stone bas relief carving remains intact, as do the exterior church entry doors and the original doors to the nave/church proper. And, as noted previously, the church interior, with its Bernard Gruenke-designed glass mosaics and carved wooden reredos, remains entirely intact, as does the chapel, with relics from the earlier 1927 church. Considered amongst other 1960s-era churches in the city, St. Luke's compares favorably to St. Mary's Catholic Church at 225 S. Hartwell Avenue, the latter of which also features a recent narthex entrance and is considered potentially eligible for the National Register. Unlike St. Mary's, St. Luke's is still a few years shy of the fifty-year rule for National Register eligibility and it does not meet Criterion Consideration G, regarding structures less than fifty years of age. Therefore, providing the structure retains its current level of integrity, the property should be reevaluated for eligibility in 2017.

⁶⁰ Original permit for church, 23 August 1965; "Our History," (St. Luke's Lutheran).

Address	AHI #	NRHP Evaluation
130 Delafield Street	227813	Not Yet 50 Years of Age

Description and Statement of Significance

This one-story structure is comprised of three periods of construction that date to 1937, 1962 and 1973. Sheathed with Lannon stone, the building features a classical entry with a portico to the south. Centered along a side-gabled wing, the entrance includes a multiple-light glass door with flanking sidelights. A pair of multiple-light, double-hung sash windows are located to the left (south), while a three-sided bay window is at the right. A front-facing gabled wing dominates the street-facing elevation and carries a series of four, regularly placed, double-hung sash windows. A vented circular opening rests in the peak and is trimmed with brick. The remaining Delafield Street elevation is, again, side-gabled like the entrance block and carries additional multiple-light windows. Most windows along this elevation, which have all been replaced, are flanked with black shutters. The final addition to the building is located at the rear, but it is also sheathed with Lannon stone and includes multiple-light fenestration.



Waukesha Police Station, 130 Delafield Street.

The Waukesha Police Department was established in 1896, the same year that the City of Waukesha incorporated as a second-class city. The first police station was located on the second floor of 300 W. Main

Street. With Theodore Kolster serving as police chief and George

Coutts as mayor, the Police and Fire Commission approved the construction of a building that was to specifically serve as the police department. The city contracted with the Milwaukee firm of Kloppenburg & Butterfield to draw up the plans, which date to 1936. The original part of the building was completed in 1937 at an estimated cost of \$30,000. The first addition, which consisted of six rooms, was designed in 1961 by local engineering firm of DeQuardo & Crouch Associates, but was not built until 1964. Another addition, this one measuring 100 x 100 feet, was added in 1973 at an approximate cost of \$130,953.00. In 1992, the department moved to its new headquarters at 1901 Delafield Street. The subject building is currently utilized by the Waukesha Department of Public Works.⁶¹

⁶¹ Walter Schwanz, Marcie Zarr and Lt. William H. Graham Jr., comps., "A Historical Look at the Waukesha Police Department," Available online at www.ci.waukesha.wi.us/web/guest/policehistory, Accessed May 2014; "Spring City's Past," 36; Kloppenburg & Butterfield, "Municipal Police Headquarters Building," Original plans, 15 August 1936, Plans on file at the WAA; Original permit, 30 November 1936; Permit for addition, 29 September 1961; Permit for addition, 17 April 1973; "Waukesha Project to Be Studied," *The Milwaukee Journal*, 10 November 1972.

No information was found to suggest potential eligibility under Criterion B: Significant Persons. Regarding Criterion C: Architecture, the structure as it stands today, is a composite of three periods of building. Indeed, the additions were done well (in the same style and with the same materials) and the structure still stands as a good example of the Colonial Revival style. However, the 1962 alteration significantly altered the original block which was largely symmetrical in design and the original wood-frame windows have been replaced with new examples. As a result of those alterations, the structure is not considered potentially eligible under Criterion C. Finally, in regard to Criterion A: History, the original block was thought to have perhaps been built under the auspices of the Works Progress Administration (WPA). While research did not reveal confirmation of that fact, it was learned that the grounds of the police station were improved with WPA funding.⁶² However, any WPA association aside, the facility was built for the sole purpose of serving the community as the police station and continued as such until 1992. While that is, indeed, notable, the last addition, which nearly doubled the facility in size, was not completed until 1973. Considering the significant size of that addition along with the fifty-year rule for National Register eligibility, as well as Criterion Consideration G, it is recommended that if the structure retains its existing level of integrity as of 2023, that the building should be reconsidered for eligibility at that time.

Address	AHI #	NRHP Evaluation
201 Delafield Street	227621	Not Yet 50 Years Old
Description and Statement of Significance		

This largely two-story, governmental building with a flat roof features a lower level sheathed with brick, while concrete columns support the overhanging second floor that is covered with a stone aggregate finish. Narrow windows regularly punctuate both floors, however, the second-floor openings are narrower and are floor-to-ceiling examples. A modest geometric pattern runs along the cornice. A one-story wing to the rear (east) is topped with a folded plate roof and is comprised entirely of windows along its south elevation. A second entrance along Buena Vista Avenue is topped with a folded plate, open overhang. Large concrete planters are located around the outside of the building and a “terrace-like” walkway of stone surrounds the building. An original, aggregate stone trash can, as well as an ashtray container are also located on the grounds.

⁶² WPA Project Cards (Waukesha-Statewide), Available online at <http://content.wisconsinhistory.org/cdm/ref/collection/tp/id/80609>, Accessed June 2014.



Waukesha City Hall, 201 Delafield Street.

Designed by Paul Klumb Jr. of the Milwaukee firm of Grellinger-Rose, Inc., and built by the Becker Construction Company, this structure was built between 1965 and 1967 to serve as the Waukesha City Hall, a function which it continues to date. Construction costs were cited on the original permit as \$806,209. The one-story wing to the rear (east) serves as Municipal Court, as well as functions as Council Chambers. The interior of the building has undergone little to no alterations and continues to include interior window walls and original flooring. A concrete, geometric sculpture entitled “Waukesha Wall” by Franklin Boggs is located at the landing of the staircase to the second floor. Boggs, an internationally known muralist, sculptor and artist, was named in 1947 as “one of the best young American painters,” by *LIFE* magazine.⁶³

No information was found to suggest potential eligibility under Criterion B: Significant Persons. Regarding Criterion A: History, the not-yet-fifty-year-old structure stands as a testament to the growing governmental needs of a growing city. However, more significantly, the city hall building is an excellent example of Brutalist architecture that retains a significant degree of integrity and, therefore, offers potential eligibility under Criterion C: Architecture. Because the property does not currently meet Criterion Consideration G (regarding properties less than fifty years old), the building should be reconsidered for eligibility in three years, providing that no significant alterations occur to the structure during that time.

⁶³ Original permit for 201 Delafield Street, 6 October 1965; “Waukesha Oks City Hall Bids,” *The Milwaukee Journal*, 29 September 1965; Dedication plaque outside of Council Chambers identifies Paul Klumb Jr. of Grellinger-Rose as the lead architect/engineer; “Franklin Boggs,” obituary, Available online at www.legacy.com/memorial-sites/beloit-college/obituary.aspx?pid=154843349, Accessed May 2014.

Address	AHI #	NRHP Evaluation
617 Downing Drive	227560	Potentially Eligible

Description and Statement of Significance



Paul & Thelma Strong House, 617 Downing Drive.

Built into the slope of the hill, this Contemporary-style, tri-level house is topped with varying levels of hipped roofs, features strong horizontal lines and a variety of materials, including stone veneer, cedar and vertical board and batten. A dominant interior chimney

rises from the roofline. The primary entrance is found at the home's mid-

section and retains the original decorative wooden screen adjacent to the door, as well as planters. Three picture windows with lower louvered panels dominate the home's single-story, while both casement and slider windows punctuate the home's two-story wing to the north. A wide band of cedar projects slightly from the central portion of the two-story wing, which gives the appearance of a balcony. The rear elevation of the home features large expanses of glass.

Located in the Meadows, 3rd Addition (subdivision), this house was built in 1956 by Milwaukee designer Roy Jacobs for Paul & Thelma Strong at an estimated cost of \$42,000. Paul Strong was born circa 1907 in Michigan, the son of Fred and Dora Strong. In June 1948, he wed Thelma Inman, who was born in England. In 1926, Paul established the Jiffy Dry Company, which specialized in syrups and flavorings for bottlers. In 1933, cheese production was added and the name was changed to Old Tavern Cheese Products. In 1968, the company relocated to a new building at 230 S. Prairie Avenue, where the company remains in business, run by daughter Jill Strong. The Strongs remained in the Downing Drive home through circa 1972. Paul died in 1976 and Thelma died in 2003. As of 1973, the home was owned by Albert & Frances Scheideler; at that time, Albert worked as the general manager of the X-ray systems department of General Electric. The house is currently for sale.⁶⁴

⁶⁴ "Waukesha Firm Spreading Fame of Wisconsin's Cheese," *The Milwaukee Sentinel*, 11 January 1948; "Cheese Packed Here is Popular," *Waukesha Daily Freeman*, 6 February 1948; "Mr. Paul Strong Takes Bride in Florida Today," *Waukesha Daily Freeman*, 1 June 1948; Rachel McCormick, "Family Business Inspired Loyalty," *Milwaukee Journal Sentinel*, 31 October 2003; "Old Tavern Cheese" website, Brief history available online at www.oldtaverncheese.com/t/aboutus, Accessed in June 2014; Roy Jacobs, "Residence and Garage for Mr. & Mrs. Paul Strong," Original plans, undated, In possession of Jill Strong (daughter of the late Paul Strong), Waukesha, WI; Jill Strong, Conversation with Traci E. Schnell, 27 June 2014, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; *Waukesha City Directory*, 1970-1973.

No information was found to suggest potential eligibility under Criterion A: History. Regarding Criterion B: Significant Persons, Paul Strong was indeed a notable and long-term local businessman in Waukesha; however, no evidence was found to substantiate eligibility under Criterion B: Significant Persons. Finally, in regards to Criterion C: Architecture, the house is a very good and largely intact example of the Contemporary style of architecture. Following review of the plans and a conversation with a Strong family member, the only identifiable exterior alterations are the replacement of the original multiple-light window along the ground level of the northwest corner of the house and a decorative wooden grille (similar to the front door patterning) appears to have been removed from the front, recessed porch area. While the houses at 1021 Downing Drive and 316 Oxford Road (see discussions to follow) are, perhaps, more striking examples of Contemporary design, the Strong home is considered among the top three examples of Contemporary design in the city and, as daughter Jill Strong notes, “the house was considered pretty modern” at the time it was constructed. The Strong House stands as a very good and largely intact example of Contemporary 1950s-era design and is considered potentially eligible in that regard.

Address	AHI #	NRHP Evaluation
1021 Downing Drive	227562	Not Yet 50 Years Old
Description and Statement of Significance		

Built into the hill, this 1960s Contemporary-style house is topped with a side-gabled roof and sheathed with brick and rough cedar. The (west) entrance elevation, which faces Downing Drive, is without much detail aside from the narrow clerestory windows that run immediately beneath the roofline. Both the south and east elevations feature additional horizontal bands of fenestration, as well as large expanses of red cedar. The home’s south elevation is perhaps its most dramatic, with windows that reach to meet the gabled roof line. A small, second-story balcony, as well as a larger, two-story balcony extend from the east (rear) elevation of the home. An attached garage completes the house on the north.

Located in Seitz Estates No. 3 (subdivision), this house was built for Dr. Claude & Ila Schmidt and their four children at an estimated cost of \$37,000. Designed by Milwaukee architect James William Pauers, construction of the home began in July of 1966 and the contractor was Weir Brothers of Mukwonago. The home was featured in the Modern Living section of *The Milwaukee Sentinel* in October 1969, which included interior photos and the home’s floor plan. Dr. Schmidt (b. 29 August 1924) was an obstetrician and gynecologist and was affiliated with Waukesha Memorial Hospital. He and Ila (nee Paulk Miller, b. 18 June 1925) wed on 10 June 1951 and moved to Wisconsin. In 1981, the Schmidts added a small entrance vestibule to the

front of the house, which cost approximately \$1,500. The Schmidts resided in the home until 1992, when they retired to Los Alamos, New Mexico.⁶⁵



Dr. Claude & Ila Schmidt House, 1021 Downing Drive.

No information was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. However, regarding Criterion C: Architecture, the house is an excellent and highly intact example of Contemporary architecture. Despite a gabled roofline, the house is “Wrightian” in principle, as it was built into the existing landscape, uses natural materials and, through the use of large

expanses of windows, the home brings the outside/nature in. Standing as one of the top three examples of Contemporary residential architecture in the city of Waukesha, the Schmidt house is recommended as potentially eligible for the National Register under Criterion C. However, the house remains two years short of meeting the fifty-year rule for Register eligibility and does not meet Criterion Consideration G. Therefore, providing the house retains its existing level of integrity, the house should be reconsidered for eligibility in 2016.

Address	AHI #	NRHP Evaluation
704 N. Grand Avenue	227815	Not Yet 50 Years Old
Description and Statement of Significance		

Topped with a flat roof, this two-story financial facility consists of a combination of stone and glass and is a result of two periods of construction; the first in 1958 and the second completed in 1968. The easternmost end of the building is a single story and includes a glass, double-door entry and flanking windows that is oriented to the corner of N. Grand & Wisconsin avenues. A stone-sheathed block extends to the north, beyond which a drive-through banking facility is located. The original, vertically oriented and angled signage remains along N. Grand Avenue; however, it now reads “Associated Bank.” The Wisconsin Avenue elevation features a first story of smooth masonry panels topped with a nearly continuous band of narrow windows. Two

⁶⁵ Original permit for 1021 Downing Drive, 14 July 1966; permit for vestibule with footing, 5 November 1981; David E. Link, Wedded to Wooded City Site,” *The Milwaukee Sentinel*, 18 October 1969; “Doctor Honored for Service to Indians,” *The Milwaukee Journal*, 18 March 1982; “Ila Schmidt,” Obituary, Available online at www.gmtoday.com/obits/freeman/obits/2006/June27/07.htm, Accessed June 2014.

additional entrances are located at the building's west end, one beneath the original, south drive-through extension and oriented to the south, with another facing Wisconsin Avenue. A wide band of Lannon stone separates the first and second floors, the latter of which is comprised of a continuous band of metal-framed windows. The second story extends past the first floor and is supported by four concrete columns.



Waukesha Savings & Loan, 704 N. Grand Avenue.

Originally known as Waukesha Savings & Loan, this building achieved its current appearance as of the end of 1968. The financial institution established itself in Waukesha in 1914 and it was previously known as Waukesha Savings Building & Loan. In the fall of 1957,

construction began on a new facility at the subject location. Measuring 52' x 71' feet, that one-story, twelve-room structure was designed by E. H. Hegner of the Chicago Bank Equipment Company at an approximate cost of \$75,000. Ten years later, expansion was necessary which prompted the 17-room, two-story, \$250,000 addition to the west. Completed at the end of 1968, John F. Carson of Midwest Bank Builders of Evergreen Park, Illinois, was responsible for its design. The following year, the basement was remodeled for additional office space. Remodeling of the first-floor interior was completed in 1989, at which time the institution was known as First Financial. Alterations were again completed in 2011, by which time First Financial had merged with Associated Bank, the latter name of which it retains today.⁶⁶

No information was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the Waukesha Savings & Loan building, as remodeled in 1967-68, stands as a very good and intact example of a Contemporary-style bank. Considering the second-floor addition was completed in 1968, the facility is just a few years short of meeting the 50-year rule for National Register eligibility (and does not meet Criterion Consideration G) and should be reevaluated in 2018, providing it continues to retain its current level of integrity.⁶⁷

⁶⁶ Original permit for 704 N. Grand Avenue, 23 August 1957; Permit for addition , 26 July 1967; Permit for interior remodel, 11 July 1988; Certificate of Occupancy, Renovation, 1 August 2011.

⁶⁷ The interior was not reviewed for this recommendation. While it is assumed that the interior will have been updated since the 1960s (and permits indicate that interior remodeling has since occurred), it is important that a bank retain its original lobby space, teller area and safe/vault.

Address	AHI #	NRHP Evaluation
123 N. Greenfield Avenue	227662	Not Eligible

Description and Statement of Significance



William & Bess Lovell House, 123 N. Greenfield Avenue.

Rising just one story, this tan brick, Tudor Revival-inspired house is side-gabled in plan and the roof is covered with asphalt shingles. A front-facing gabled wall dormer includes the entrance which is trimmed with a contrasting red brick surround. A small blind window, also trimmed with red brick, is located immediately above the doorway. To the left of the dominant chimney is a set of

French doors with exterior storms that open onto a small patio with a modern railing. A rectangular window opening is located to the right (south) of the door and, like the rest of the home's windows, it appears to retain original multiple-light windows (albeit with modern exterior storms).

Built circa 1931, this house was occupied by William E. & Bessie Lovell and their two sons, James E. and Robert. The Lovells moved to Waukesha in 1927 and William was employed as the secretary-treasurer and later as the vice president and manager of the Meier Ice Cream Company, which was founded in 1925 by Walter Meier. In 1929, Meier and Lovell purchased the stock of the Spatz Ice Cream Company of Rockford, Illinois, and the name was changed to Roxo Ice Cream. In 1936, William Lovell (b. 5 June 1892 in Omro, Wisconsin) and his family relocated to Oak Park, Illinois, where William established his own dairy products business, known as Daisy Dairy. The continued relationship between Meier and Lovell is unclear; however, it is of note that Meier's 1946 obituary cites that he eventually started another ice cream company in Chicago and, like Lovell, his home was in Oak Park, Illinois. The house was thereafter occupied by Waukesha police chief Theodore Kolster, who served in that position from 1935 to 1945.⁶⁸

⁶⁸ Assessor's records cite the home's construction date as 1931, Assessor's Records, City of Waukesha, Information available online at www.ci.waukesha.wi.us/web/guest/parcel-inquiry, Accessed October 2013; A brief history of the ROXO Ice Cream Company is included on www.rockfordreminisce.com/IScream.html, Accessed May 2014; As of 1942, Lovell was identified as the owner of "Daisy Dairy," citation on his 1942 World War II Draft Registration Card, Available online at www.Ancestry.com, Accessed May 2014; A "glance back" notes that William E. Lovell resigned as manager of the Meier Ice Cream Company to start his own business in Chicago, in "10 Years Ago," *Waukesha Daily Freeman*, 7 May 1946; The Lovells arrival in Waukesha is noted in their son James's wedding

While Mr. Lovell appears to have been involved in the ice cream/dairy products business in both Wisconsin and Illinois, no specific information was found to suggest potential eligibility under Criterion B: Significant Persons. Regarding Criterion C: Architecture, the house is a somewhat modest example of the Tudor Revival style. Although seemingly relatively intact (siding has been applied to the gabled peak ends of the home), the house does not offer the architectural styling that might otherwise suggest potential Register eligibility. However, regarding Criterion A: History, the home's exterior appears to be a match to Design 6-B-27 of the Architects' Small House Service Bureau (ASHSB) and is, therefore, associated with the period during which the use of catalogue plans were popular. In order for a catalog home to meet eligibility requirements, it should be almost identical to the presumed catalog plan/illustration, both inside and out. This example, however, was executed in brick rather than stucco like the ASHSB catalog illustration, and the roof is without a red, barrel tile roof. It is, of course, possible that the house was built according to the ASHSB floor plan with other cladding options or another company could have also sold a similar plan/design. In any case, the gabled peak aluminum siding would not have been an original cladding option. Therefore, the house is not, at this time, recommended as potentially eligible for the National Register.⁶⁹

Address	AHI #	NRHP Evaluation
1381 Harris Drive	227798	Not Yet 50 Years Old
Description and Statement of Significance		



David Bartz House, 1381 Harris Drive.

Resting on a brick-sheathed, raised basement level, this Contemporary-style, bi-level house is topped with a multiple-angle roofline with wide overhanging eaves. The east end of the lower level comprises the garage, which retains its original, vertical board, overhead garage door. The second level is recessed

slightly to provide for a wood-and-metal-rail balcony that fronts a

series of three sets of patio doors within a wall covered with vertical board. An angled

announcement, "Miss Seemann and Mr. Lovell are Married in Iowa," *Waukesha Daily Freeman*, 18 June 1946; "Meier, Ice Cream Man Here, Dies," *Waukesha Daily Freeman*, 9 October 1947, page 2; *Waukesha City Directory*, 1932, 1938.

⁶⁹ Design 6-B-27 can be found in Robert T. Jones, ed., Dover republication (1987) of *Authentic Small Houses of the Twenties* (New York: Harper & Brothers Publishers, 1929). Please note that an interior inspection was not completed for this recommendation.

roofline/wall separates that wing from the remainder of the house which features a continuous wood-and-metal rail deck. The second-level wall space is dominated entirely by glass—either window walls or additional sets of patio doors. The angled exterior “walls” of the house are covered with wooden shingles.

Located in the Price Subdivision, this house was built in 1976 by David Bartz at an estimated cost of \$60,000. The general contractor was J.G. Samuels, Inc., which was established by Jim Samuels. Samuels graduated from Ohio State University and moved to Wisconsin in 1967 and began working in the construction/home building business; the following year he established his own business, which continues today. By no later than 1994, the house was sold to Mark Salick.⁷⁰

No information was found to suggest eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the house is a very good, unique and seemingly extremely intact example of custom-built, Contemporary 1970s-era architecture. Despite that fact, it is not yet 50 years of age and it does not currently meet Criterion Consideration G; therefore, providing the house retains its current level of integrity, the house should be reevaluated for eligibility in 2026.

Address	AHI #	NRHP Evaluation
225 N. Hartwell Avenue/ 520 E. Newhall Avenue	227575, 227576 &228044	Potentially Eligible

Description and Statement of Significance

This property consists of three buildings--a church, rectory and combination school/convent--that were originally built separate from each other; however, they are all now connected. The two-story, E. Newhall elevation is comprised of the school and former convent quarters to the east and the 1965 church at the west. Regarding the latter, the church is a dramatic combination of Lannon stone and glass topped with a soaring and overhanging roofline. Tall-and-narrow, slit-like window openings flank the central mosaic of faceted glass. A series of four pair of wooden doors identify the original church entry. The church’s west wall is two stories and built into the existing hill. Each level consists of a single row of stone-trimmed, pointed-arch windows that are separated into bays by pier-like, stone buttressing; the church office entry is located within the fourth bay from the south. A free-standing, open “tower” is located immediately southwest of the church and houses the carillon.

⁷⁰ Permit for 1381 Harris Drive, 10 February 1976; *Waukesha City Directory*, 1994; Information on J.G. Samuels, Inc., Available online at www.jgsamuels.com, Accessed June 2014.

A 1990, glass pavilion-like enclosure connects the church to the school building which is sheathed with a combination of brick and vertical board and topped, at both levels, with a flat roof. Windows of the first floor are in rectangular banks of multiple-light windows; most are fixed, but select lower-level openings are awning examples that open. Second-floor fenestration is largely regularly arranged and consists of slider examples. A solid brick section rises two stories approximately mid-way along the building and carries a large metal cross and lettering to spell out “SAINT MARY CATHOLIC SCHOOL.”

A two-story and raised basement level rectory (1960) is located just north of the church. Originally free-standing, this structure, sheathed with a combination of brick and vertical board, is now connected to the complex. Slider windows are regularly placed along each of the upper two levels, while a series of three overhead garage doors punctuate the basement level of the building’s north facade.



St. Mary's Catholic Church, 225 S. Hartwell Avenue.

The interior of the church remains largely intact with eight sections of wooden pews radiating from the raised chancel. A marble altar and pulpit are located in front of a stone reredos that features a 7-foot statue of Christ that was crafted in 1984 by artist/woodcarver William

Thalmayer. Thalmayer, who was born in Budapest, Hungary,

worked at the Manitowoc Church Furniture Company. He died in 2000. The faceted glass wall (which cost \$25,000) along the building’s original (south) entrance façade was done by Conrad Pickel, while Don Camplin of the Pickel Studios crafted the remainder of the stained-glass windows. The choir loft was added late in the plans and, as a result, partially obscures the faceted glass wall from view from the interior. Restoration work on the faceted glass wall (which included a protective covering) was recently completed by Andrew Paremski of Enterprise Art Glass in Milwaukee. The interior of the school was not inspected, however, from the hallway, it was readily apparent that terrazzo floors remain intact.⁷¹

⁷¹ “St. Mary’s Catholic Church, Parish Directory, 2009,” Prepared by the congregation, Copy available at the church office, 225 S. Hartwell Avenue; St. Mary’s Catholic Church staff, Conversation with Traci E. Schnell, July 2014, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

St. Mary's Catholic Church was established in September 1949 as St. Mary of the Immaculate Conception and they received their charter on 1 January 1950. By fall of that year, a school (grades 1 through 8) was established in which 229 children were enrolled. Catholic Memorial, located immediately to the north, had a chapel in which they worshipped and classes were held there as well. In 1953, a new, two-story school building was completed, which included convent quarters on the second level, as well as a gymnasium to the rear. That structure, as well as a two-story addition to the east end of the school and the two-story rectory (both completed in 1960), were designed by John J. Flad & Associates of Madison. On 8 December 1963, ground was broken for a new, Contemporary-style church (the design of which included additional office space to the north) that was designed by the Elm Grove firm of Wenzel, Zoller & Gunn. Dedication services were held on 14 January 1965. In February 1974, the church celebrated its 25th anniversary with a membership of 1,700. In 1998, construction began on a new entrance to the church (which connected the church to the school and included a small chapel at the rear/north); dedication occurred on 23 January 2000.⁷²

No evidence was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the church alone is an excellent and significantly intact example of Contemporary 1960s-era architecture, both inside and out. Although a new entrance (narthex) was created along the east wall of the church (completed in 2000), *this enclosure did little to alter the church building*. Windows originally lined the structure's east wall (facing the courtyard); they have been replaced with wood-and-glass doors. Furthermore, the church's original narthex, which runs along the building's south elevation, remains entirely intact. Not only is the church an excellent example of Contemporary architecture, combined with the rectory and school (and former convent quarters above), which are now all connected, stand as a very good and intact example of a 1950s-1960s, Contemporary church complex.

⁷² "St. Mary's Catholic Church Parish Directory, 2009"; "Parish History," Available online at www.catholic4waukesha.org/sm-history.cfm, Accessed June 2014; "Spring City's Past," 55; John J. Flad & Associates, "Grade School and Convent for St. Mary's Parish," Original plans, 18 April 1952; John J. Flad & Associates, "St. Mary's Grade School and Convent Addition," and "Rectory for St. Mary's Parish," 14 August 1957; Wenzel Zoller Gunn, "New Church Building for St. Mary's Parish," Original plans, 31 October 1963; Wenzel Zoller Gunn, "Final School Additions," 25 April 1966 (rev. 13 June 1966). All plans on file at the WAA. The 2009 church directory, which includes the congregation's history indicates that mass was held in the gym after the 1953 school was completed; however later, it cites that the congregation was not entirely independent of Catholic Memorial High until 1961.

Address	AHI #	NRHP Evaluation
222 Maple Avenue	94301	Potentially Eligible

Description and Statement of Significance

This educational facility reflects four primary periods of construction that date between 1930 and 1965. Oriented to the east, the original (1930) portion of the building is the two-story, brick portion that features Collegiate Gothic styling, along with a one-story wing to the rear. The left-of-center, tower-like entrance projects slightly from the face of the red brick-sheathed building; the lower level is covered with a Lannon stone veneer, while the upper portion, anchored at either side with square pilasters, is covered with red brick. A pair of replacement doors are found at the entry, while an original, six-over-twelve-light sash is located above and is trimmed with both Lannon stone and limestone. A shaped parapet and pilaster caps of limestone terminate the building. The original inscribed lettering of “Vocational School” remains behind the new signage identifying the building as the Waukesha school district offices. Paired, six-over-twelve-light windows regularly punctuate both floors of the entrance elevation, while vertical insets of patterned brickwork alternate with the window groupings. The one-story rear wing is comprised of cream-colored brick and topped with a shallow, gabled roofline. Simple brick pilasters alternate with pairs of multiple-light windows, some of which have been boarded over.



Waukesha Vocational School/Lindholm Vocational and Adult School, 222 Maple Avenue.

The next structure to be built on the property was a gymnasium auditorium (1938), which is clearly visible from the rear of the facility. Measuring 85' x 120' and 23' high, this addition is also built of cream-colored brick and is attached at its

northwest corner to the southeast corner of the 1930 one-story wing. Parapet endwalls terminate the building to the north and the south, while side walls include large, paired windows, most of which have been boarded over. Both the 1930 and 1938 portions of the facility were designed by Hugo Haeuser.

In 1956, an addition was made to the south end of the original (1930), two-story portion of the school. Although also two stories in height (along Maple Avenue), this five-bay wing is slightly shorter than that of the original block and each bay is separated from each other by a brick pilaster. Four of the five bays are comprised of two levels of bands of windows that are separated

by brick, while the terminal south bay is sheathed entirely with Lannon stone. A final two-story addition of brick, glass and stone veneer was added in 1965 to the rear (west) end of the 1956 addition. Although the rearmost portion of the 1956 wing was originally built as one story, the 1965 addition included adding a second floor to it. The final two wings of the building were designed by Ebling, Plunkett & Keymar/Ebling, Plunkett, Keymar & Reginato.⁷³

Although the Waukesha County Technical College cites their date of beginning as 1923, the Waukesha Vocational School is identified as offering its first classes as of the Fall of 1919 in the downtown YMCA building (no longer extant). As of 1920, the school had moved to the basement level of Waukesha High School (now part of Les Paul Middle School), located at 400 N. Grand Avenue. The school's first manual training instructor was O.B. Lindholm, who became the school's first full-time director. By 1930, the school had an enrollment of over 700 students and needed new quarters of its own. That fall, construction began on a \$60,000 building, which was completed in March of 1931. Aside from the general classrooms, space was allocated for home economics and sewing rooms; auto mechanics; plumbing, electric and painting; as well as a wood working and machine department.⁷⁴

According to a 1998 history of the institution, WPA labor was used in 1938 to construct the combination gymnasium/auditorium, which was noted as the only gymnasium in the city that was available to adults. During WWII, the need for skilled labor increased dramatically and, as a result, additional classes were added to meet those specific needs. In addition to providing classes for "regular" students, the school offered English and naturalization classes for immigrants, as well as driver's education. In 1949, Lindholm died and the school was renamed as the Lindholm Vocational and Adult School, a name that continued into the 1960s.⁷⁵

In 1953, the school purchased land to the south of the original block and, three years later, began construction of an addition that was estimated to cost \$130,000 but is recorded as having cost \$186,000. Completed in 1957, classrooms in this wing were dedicated to drafting, arts and crafts and social studies, among others. The following year, enrollment at the school was recorded at 800 and, once again, the school was overflowing. In 1961, the gymnasium space was converted for use as offices and additional classroom/laboratory space at an approximate cost of \$25,000.

⁷³ Ebling, Plunkett & Keymar, "Addition to Lindholm Vocational School," 11 April 1955; Ebling, Plunkett, Keymar & Reginato, "Additions and Alterations to Vocational Technical and Adult School," 4 September 1965, Both sets of plans on file at the WAA.

⁷⁴ *Education for a Lifetime: A History of the First 75 Years of Waukesha County Technical College, 1923-1998* (Waukesha, WI: The College, 1998), 3-4; Original permit for 222 Maple Avenue, 11 August 1930 (the original permit cited an estimated construction cost of \$60,000, whereas the 1998 history cites a cost of \$68,000); Hugo Haeuser, "Vocational High School for the City of Waukesha," Original plans, Job #351, undated (ca. 1930), On file at the WAA.

⁷⁵ Permit for addition (gymnasium/auditorium), 23 September 1938 (the cost estimate for the gym was noted as \$36,404 on the permit, whereas the 1998 history cites a cost of \$86,000); *Education for a Lifetime*, 4-5.

In September of that same year, the school introduced its first diploma programs. As 1962, the school registered a combined daytime and evening enrollment of approximately 3,600. Three years later, the final wing--housing a library, student center, classrooms and additional labs--was built. That wing was outgrown within two years.⁷⁶



Waukesha Vocational School/ Lindholm Vocational and Adult School (rear view), 222 Maple Avenue.

In 1965, state legislation (Chapter 292) mandated that all state property taxpayers be assessed for vocational training. By 1970, the entire state was to be divided into a specific number of Vocational Training and Adult Education (VTAE) districts. Concerned that they could be absorbed by

either Milwaukee or Madison, Waukesha was quick to assert itself and organize as one of

the first VTAE districts in the state. No longer able to function in their existing Maple Avenue quarters (despite also utilizing rented quarters in various buildings in the city, including the Fox Head Brewery across the street), ground was broken for a new facility in April of 1970 on land located in the Village of Pewaukee. The educational facility, known since 1988 as the Waukesha County Technical College, continues at that Pewaukee location. The subject Maple Avenue facility currently serves as the offices of the Waukesha School District.⁷⁷

Because the facility is comprised of four different periods of construction and exhibits two different styles of architecture, the Waukesha Vocational School is not recommended as potentially eligible under Criterion C: Architecture. Regarding Criterion B: Significant Persons, the school was long associated with O.B. Lindholm, and named in his honor; however, he died in 1949, prior to the addition of the final two wings of the school. As a result, the structure is not considered potentially eligible therefore. However, the building, from its original construction in 1930-31 through its final addition in 1965 (and continuing to 1971) served as a vocational school to students of all ages in search of higher education. Aside from a few boarded-over windows, the building's exterior has been little changed. As well, the major changes to the building's interior, including among them, the conversion of the gym to classroom space, was a direct result

⁷⁶ Permits for additions, 28 August 1956, 17 May 1965; *Education for a Lifetime*, 6-7.

⁷⁷ *Education for a Lifetime*, 8, 10, 12; "WCTC Celebrates 90-Year Anniversary," Available online at www.wctc.edu/about-wctc/90-year.php, Accessed in June 2014.

of the growth of the school. Standing as a testament to the history of vocational education in Waukesha, the subject structure is considered potentially eligible under Criterion A: History/Education.

Address	AHI #	NRHP Evaluation
1400 Northview Road	7573	Not Eligible
Description and Statement of Significance		

This property is comprised of a number of periods of construction that range from 1904 through the 1960s. Beginning from the east, this two-story portion of the complex was built in the mid-1960s to serve as the “new” Waukesha County Home and Hospital. Featuring a projecting, center entry sheathed with stone, the remainder of this flat-roofed wing is largely covered with brick, while stone sheathes the space in between the windows along both floors, as well as the basement level. A short wing at the east was once connected to the 1904 county insane asylum facility (no longer extant). A southern-extending wing connects the mid-1960s facility to the oldest portion of the complex (originally built in 1904 but remodeled to its current appearance in the 1930s). Sheathed with brick, rising from a stone-faced foundation and featuring regular window placement along each floor, this block turns west, where a two-story projecting wing is located. This older section, which is trimmed with stone, is again recessed as it progresses west and includes a slightly projecting entry. The building terminates with a two-story, flat-roofed wing that is, again, covered with red brick and is trimmed in stone along each level. The west end of this block includes a wing that extends to the north.

Although significantly altered with additions, this facility--or at least the grounds upon which it sits--has served as the Waukesha County Poor House and the Waukesha County Asylum for the Insane since 1904. As of 1866, Waukesha County took over for the care of those mentally infirm and poor, making them one of the early counties in the state to operate such a system of care. The first facility was built in 1874 on the grounds of the McNaughton farmstead in the Town of Vernon. In 1902, as a result of state legislation, the poor and insane were to be taken care of by their respective county with the support of county taxes. The Milwaukee firm of Van Ryn & DeGelleke was chosen to design the new facility, which was completed in 1904.⁷⁸

Built as two separate buildings, the insane asylum (no longer extant) provided separate quarters (wings) for male and female patients and was located to the east, while the poor house was located a short distance to the west. Barns and other farm support buildings were also located on the property (a barn remains extant to the east of the facility). The county poor were transferred

⁷⁸ “Waukesha County Asylum for Insane was Voted in 1902,” Information cited as compiled from the Waukesha Freeman and available online at www.linkstothepast.com/waukesha/poordarmwauk.php, Accessed May 2014.

from the Town of Vernon facility and placed in the insane asylum until their separate poor house quarters were completed later that year. Sanborn maps indicate that the first addition was made to the west side of the poor house after 1929 (likely in the 1930s). By no later than 1949, the name of the facility had changed from the County Insane Asylum and Poor Farm to the Waukesha County Hospital Home & Infirmary. It was in the circa-1950s that an additional wing was added to the westernmost end of the poor house. Dairy farm operations ceased in 1965 (although hog raising continued and soybean, oats and hay crops were cultivated) and it was at that time the mid-1960s block was constructed, which then connected the former insane asylum building (no longer extant) to the poor house. The facility, which would thereafter be known as Northview Hospital and Northview Home, would ultimately be used as a nursing home, which continued into the late-1980s. The easternmost and oldest wing of the facility was demolished in the early 2000s and the structure currently functions as the Waukesha County Huber Facility.⁷⁹



Waukesha County Hospital Home & Infirmary/Northview Hospital/Northview Home, 1400 Northview Road.

No information was found to suggest potential eligibility under Criterion B: Significant Persons or Criterion C: Architecture. Regarding Criterion A: History, the grounds have been associated with the care of the poor and infirm since 1904. However, the 1904 asylum block of the

facility has since been demolished and little evidence of the 1904 county poor house remains as a result of alterations. The vast majority of the sprawling facility dates to the 1960s, at the point when poor farm operations were coming to close. Although continuing to house the county's infirm and, thereafter, serving as a county-run nursing home facility through the late-1980s, the structure, with its multiple additions and alterations, no longer reflects its original, historic use. Therefore, the subject property is not recommended as potentially eligible for the Register.

⁷⁹ Ibid.; Fire Insurance map, "Waukesha, Wis.," 1911, 1917, 1922, 1929, 1929 (updated to 1949); Foss-Jasma, Inc., "Addition to the Present Infirmary Building," undated, On file at the WAA; Boswell Associates, "Northview Home & Hospital, Code Corrections," 20 November 1979, On file at the WAA; "Waukesha County Farm Dairying to be Curtailed," *The Milwaukee Sentinel*, 17 February 1965; Alvin Jansma, Obituary, *The Milwaukee Sentinel*, 13 January 1968. The records of the facility are identified as in the possession of the Waukesha County Historical Society; however, they were not reviewed for this recommendation.

Address	AHI #	NRHP Evaluation
223 Oakland Avenue	227992	Not Yet 50 Years Old

Description and Statement of Significance

This one-story, 1960s Contemporary-style bathhouse is rectangular in shape and is topped with a flat roof. The majority of the facility is sheathed with tan brick; however, both the northwest and southwest corners are comprised of red brick. The central entrance is just slightly shorter in height than that of the remainder of the roofline and is comprised of two sets of original, glass double doors; a narrow transom is located above. A narrow line of windows runs beneath the roofline to either side of the slightly projecting entry; the remainder of the west elevation is devoid of fenestration. The pool side of the facility includes four groupings of narrow windows immediately beneath the eave and at the center of the building, while the north office is comprised of a central section of clear glass with original turquoise, metal spandrel panels above and below.

The existing Buchner Park Bathhouse was built in 1967 and replaced the facility that had preceded it. Buchner Park was established in 1915, following a 5-acre donation of land to the city by real estate developer John P. Buchner. Buchner died in 1923 and an additional 3.7 acres was added to the parcel. Three years later, the condition of the parcel was considered “wild” and local businessman Charles Schuetze spent his own money to have drawings prepared to illustrate the needed improvements to the park. Following presentation to the city, the City Council created a park board, with Schuetze as the Chairman. In 1927, two tennis courts were built in the park and, the following year, a swimming pool was completed. In 1949, repairs and alterations were made to the earlier bathhouse by Waukesha architect Sylvester Snyder.⁸⁰



Buchner Park Bathhouse, 223 Oakland Avenue.

In 1966, it was decided to replace the former bathhouse. The city contracted with Ralph H. Burke, Inc., of Park Ridge, Illinois, a firm with a reputation for the design of aquatic-related structures.

Based on correspondence, engineer Glen Intermill appears to have been the principal of the firm that was directly involved with the construction of the \$200,000 building. In 1996, the facility’s bathrooms were remodeled

⁸⁰The history of Buchner Park is summarized from the information presented in “Spring City’s Past,” 76; Although not cited, additional park history is included in Linda Hansen, “The First Waukesha City Parks,” in *Landmark* 57/1 (Spring 2014), 23-27; Permit for 223 Oakland Avenue (repairs/alterations), 6 May 1949.

to meet ADA requirements. A review of the city's pools was completed in 2003. Consideration was given to building anew at a new location; however, the ultimate decision was to retain the Buchner Park facility and 7-lane pool and build an improved facility at Horeb Park, where the previous pool and bathhouse dated to 1955.⁸¹

No information was found to suggest eligibility under Criterion B: Significant Persons. Regarding Criterion C: Architecture, the bathhouse structure is an example of 1960s Contemporary architecture; however, it does not exhibit any unique design features that would otherwise suggest potential eligibility under Criterion C. Furthermore, the park as a whole (which includes six tennis courts, a softball diamond/football field, sand volleyball court, modern playground equipment and park shelter) was reviewed for potential significance; however, it does not exhibit any identifiable, significant historic landscape planning. Regarding Criterion A: History (Recreation), the structure is a very good and intact example of a 1960s-era bathhouse with swimming pool and continues to provide a recreation activity for Waukesha residents, both young and old. However, the facility is a few years shy of meeting the fifty-year rule for Register eligibility. As the building does not meet Criterion Consideration G, the building should, providing no significant alterations are made, be reconsidered for eligibility in 2017.

Address	AHI #	NRHP Evaluation
316 Oxford Road	227544	Potentially Eligible
Description and Statement of Significance		



John & Florence Melster House, 316 Oxford Road.

Built into the hill behind it, this three-story, Contemporary- (or Wrightian-) style house is constructed primarily of concrete block and a three-story chimney anchors the house on the west. All rooflines are flat. A band of floor-to-ceiling windows and an entrance are located along the west half of the first floor of the home's primary south façade, while the east

half includes another shorter band of windows. The second level features a

projecting, board-sheathed balcony of which the west half has always been enclosed with windows. The east half features a rounded glass, greenhouse enclosure that was completed in

⁸¹ Original permit for bathhouse, 9 December 1966; Permit for ADA alterations, 27 February 1996; "City Keeping Aging Pools Afloat, Firm Says," *Milwaukee Journal Sentinel*, 8 April 2003, Waukesha County edition, 4B.

1985. The third level of the home consists of original clerestory windows that light the second-floor living room.

Designed by noted architect John Randal McDonald, this house was built at an estimated cost of \$15,000 between 1955 and 1956 for John & Florence Melster, who wed on 9 May 1942. John was born on 7 April 1921, the son of Anna (nee Fischer) and Hermann Melster. John graduated from Milwaukee's Washington High School and served in World War II from 1943 to 1946. In 1948, he assisted Merle Farnham in the start of Dairyland Food Laboratories, where he worked for many years and served as the corporate treasurer. Melster concluded his working career as a manufacturer's representative, under the name of The Melster Company. He retired at the age of eighty-nine. Aside from his work, he served for a time as the treasurer of Friends of the Library. John died on 10 March 2014. His wife Florence was named the Woman of the Year in 1978 by the Christoph Memorial YWCA, for which she served on the building committee when it was built in 1961. The Melsters remained in the home until 1992, after which the home was owned by James C. Bell.⁸²

No information was found to suggest potential eligibility under Criterion A: History. Regarding Criterion B: Significant Persons, Melster appears to have been a well-known businessman and active in the community; however, no specific information was found to suggest Register potential in that regard. However, regarding Criterion C: Architecture, the house is a very good and intact example of Contemporary architecture designed by noted architect John Randal McDonald. Although more notable examples of McDonald's work remains in various locations throughout the state of Wisconsin, this house is considered among the top three examples of Contemporary residential architecture in the city of Waukesha. Despite the 1985 balcony enclosure (which was done while the Melsters still resided in the home), the alteration continues to "read" as a balcony space and does not adversely affect the home's original integrity of design.

Address	AHI #	NRHP Evaluation
1005 Perkins Avenue	227790	Further Research Needed
Description and Statement of Significance		

This industrial complex is comprised of a number of periods of construction, not all of which could be quantified. However, the primary (west), two-story elevation exhibits two distinct eras,

⁸² Original permit for 316 Oxford Road, 4 April 1955, Original permit does not identify McDonald as the home's architect; however the contractor is recorded as Merrill York; Permit for porch and greenhouse addition, 12 August 1985; "Woman of the Year," *The Milwaukee Sentinel*, 16 May 1978; "John R. Melster," Obituary, Waukesha Freeman, 12 March 2014, Available online at www.gmtoday.com/obits/freeman/obits/2014/March/12/10.htm, Accessed in June 2014; Beno, "John Randal McDonald, Architect"; *Waukesha City Directory*, 1991-1992.

the original brick portion that dates to circa 1929 and an addition to the north that dates to the mid-1960s. The original portion of the factory facility is that which runs along the north side of National Avenue and is comprised of brick. The one-story factory building is divided into bays separated by brick piers; many of the bays retain original, factory sash windows. A more recent addition is located at the far east end of this wing. The south half of the entrance (west) elevation is divided into three bays, each level carrying a large, single-pane, replacement window. A one-story, flat-roof entry extends from the front of the north end of this wing. The 1960s addition significantly extended the Perkins Avenue elevation to the north and added a second story to the previous one-story, 1940s-era addition. Comprised of eight bays separated by brick piers, the first four bays consist of two-story window walls with colored spandrel panels. The upper level of the final four bays continue the glass and spandrel design, while the lower level consists of square openings infilled with glass block. Although a site visit on the property was not completed, a circa-1950s addition appears to exist at the north east corner of the facility.



Hein-Werner Company, 1005 Perkins Avenue.

Built in 1929, the Waukesha Hein-Werner facility was headed by Milwaukeean Richard Werner and Gothard Hein, the latter of which resided in Waukesha. Hein was born in Germany in 1886 and immigrated with his family to the

United States in 1892. In 1911 in Chicago, he wed Olga Ewert.

After working as a machinist and foreman, Hein established the Milwaukee Circulating Pump Company, manufacturer of oil and water pumps for the automobile business. He would later join Richard Werner and rename the enterprise the Hein-Werner Motor Parts Company and move the company to Waukesha, where Gothard and Olga would eventually move. In 1935, the company was experiencing a boom due to expanding automobile production the workforce was cited as increasing from 92 men in April 1934 to two shifts and 136 men the following year. By 1935, the company was also manufacturing hydraulic jacks, clutches for air compressors, as well as their original water and oil pumps. Gothard developed improvements to the hydraulic jack and received patents for his improvements in 1935 and 1940; he died between 1955 and 1957. In 1958, the company expanded with the purchase the Fox River Manufacturing Company in Oshkosh. As of 1962, the firm was identified as the “world’s largest manufacturer of hydraulic jacks,” and it was announced that they would be expanding their production to include a hydraulically operated backhoe (which they had been making for another company since 1959). Hein-Werner sold the subject property in 1981 to Akermans Verkstad AB (a Swedish corporation) but the company appears to have remained in the building into at least the mid-1980s. After selling off some of the company businesses, in 1998, Snap-On Tools, Inc., acquired

Hein-Werner's collision repair business which had, by then relocated to Pewaukee Road in Waukesha.⁸³

No information was found to suggest potential eligibility under Criterion C: Architecture. Regarding Criterion B: Significant Persons, Gothard Hein appears to have been a significant industry leader in Waukesha, who received no less than two patents for his improvements to the hydraulic jack. Further investigation is suggested to fully confirm what his developments meant to the hydraulic jack/automobile industry and to more fully understand his role in them. While his home remains intact at 104 Windsor Drive and is located in a listed historic district (Caples' Park), his contributions to industry are more closely tied to the subject manufacturing facility. Furthermore, under Criterion A: History, the manufacturing facility, albeit dating to a number of eras, is among the few manufacturing properties in Waukesha that still retain any original factory sash windows, so as to identify the structure as an industrial facility. While certainly not the largest manufacturing facility in Waukesha, it is among the small number of structures that still represent Waukesha's industrial growth.

Address	AHI #	NRHP Evaluation
1516 Pleasant View Avenue	227738	Potentially Eligible
Description and Statement of Significance		

This two-story, side-gabled, Colonial Revival-inspired house is sheathed with aluminum siding. A large exterior and stucco-sheathed chimney rises above the roof line along the south elevation and the foundation is clad with stone veneer. The primary (east) elevation is dominated by a two-story portico with plain, square wooden posts and shelters a central, round-arched doorway. To either side of the entry is a grouping of four, four-over-four-light windows, with flanking shutters. Directly above and along the second floor are paired, six-over-six-light sashes, also with shutters. Windows throughout the remainder of the house are multiple-light, double-hung sash examples.

This house was built for Ted & Margaret Morey in the late-1920s; however, the house was remodeled to its current appearance in circa 1940. Theodore Morey was born in Milwaukee on

⁸³ *Milwaukee City Directory*, 1914, 1918; Announcement of establishment, in *The Iron Age* (New York), Vol. 106 (29 July 1920), 308; Sanborn Fire Insurance Map, Waukesha, Wis., 1929 (depicts building and "from plans" on the map); "Hein-Werner Orders Boom," *The Milwaukee Journal*, 28 April 1935; *Waukesha City Directory*, 1955, 1957; "Firm Purchased by Hein-Werner," *The Milwaukee Journal*, 25 February 1958; "Hein-Werner Diversifying," *The Milwaukee Journal*, 27 January 1962; "Milwaukee Area Machines Move," *The Milwaukee Sentinel*, 30 April 1966; *VME Americas, Inc. v. Hein-Werner Corp.*, Case #95-C-596, Decision available online at www.leagle.com, Accessed June 2014; Robert Mullins, "Keeping Growth Simple at Snap-On Tools, Inc.," *Milwaukee Business Journal*, 5 July 1998. The permit file for the subject building was reviewed; however, no pre-1980s-era permits were found.

14 March 1902, the son of Robert G. and Grace Morey. Raised in North Prairie, where his father had a condensing plant, Ted attended St. John's Military Academy. In 1921, he became a licensed real estate broker in Lake Forest, Illinois, and, in 1927, he moved to Waukesha and wed his first wife Margaret. Shortly thereafter, he developed Westowne, one of his first subdivisions that is cited as among the first true "suburbs" in Waukesha County. It is in Westowne where the subject house is located and where he and his family resided until 1949. In his lifetime, Morey went on to develop over thirty subdivisions in the Waukesha area, including Caples' Park, a large portion of which is listed in the National Register. In 1949, the Moreys moved to a new house at 701 S. East Avenue, which was designed by Ebling, Plunkett & Keymar. Margaret died in 1970 and Morey remarried the following year, after which he resided in Dousman. He died on 29 December 1993.⁸⁴



Ted & Margaret Morey House, 1515 Pleasant View Avenue.

No information was found to suggest Register potential under Criterion A: History. Regarding Criterion C: Architecture, the Morey home began as a modest Tudor Revival-style home and was enlarged circa-1940 to reflect the home's current Colonial Revival styling. Since that time, aluminum siding has been added, the portico cornice has been removed and the stone chimney stuccoed over. As a result of the alterations,

the house is not a good example of the Colonial Revival style. However, the house is believed to offer potential eligibility under

Criterion B: Significant Persons. Ted Morey began his career in real estate in the late 1920s and, as noted, he developed the Westowne subdivision, as well as over thirty other subdivisions (mostly) in Waukesha County. While four homes in Westowne, which were built by Morey as prototypes (or models) of those to be built throughout the subdivision, were nominated to and listed in the National Register of Historic Places in 1991, their significance was in association with their architectural character (distinctive cobblestone/fieldstone construction) and not for their association with Morey. Although altered with aluminum siding after Morey's tenure at the

⁸⁴ Jane Morey Liebherr, Daughter of Ted Morey, Conversation with Traci E. Schnell, May 2014, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; Historic photos of the Morey home (pre- and post-modeling), In possession of Jane Morey Liebherr, Waukesha, WI; "Theodore (Ted) Morey," Obituary, *Waukesha Freeman*, 31 December 1993; Susie Steckner, "A Fair Man in Business," *Waukesha Freeman*, 30 December 1993 (obituary for Ted Morey); Kay Nolan, "Land of Fairy Tales," *Waukesha County Freeman*, Real Estate Section, 4D; Ebling, Plunkett & Keymar, "Residence for Theodore I. Morey," not dated, On file at the Wisconsin Architectural Archive, Milwaukee Public (Central) Library, Milwaukee, WI.

home, the house is still fully recognizable when compared to an early-1940s photo of the home. Although a street on the north side of town is named after Morey, and he resided in a few other homes during his career/lifetime, this house and its location best reflects his accomplishments in real estate and his contributions to the development of Waukesha County as a whole.

Address	AHI #	NRHP Evaluation
1605 S. Prairie Avenue	228045	Potentially Eligible
Description and Statement of Significance		



**Prairie Home Cemetery Administration Building & Chapel,
1605 S. Prairie Avenue.**

Oriented to the north, this one-story building is Tudor Revival in style and is sheathed with Lannon stone and topped with a slate-shingle roof. The primary wooden entry door is left (east) of center and is set within a projecting gable that is trimmed in Bedford stone. Two, paired, multiple-light, leaded-glass windows are located west of the entry,

while a single and larger, leaded-glass window is situated to the left (east).

Parapet end walls define each end of the

gabled roof. Both the east and south elevations feature similar, multiple-light windows and a second human-scale entry is found to the east. That entrance is sheltered by a wood-frame, open porch with wooden timber trim. A similar porch enclosure was more recently added to the primary (north) entrance. The building's west elevation is comprised of overhead doors that access garage and storage space. Original plans indicate that the interior of the U-shaped building consisted of a chapel (west of the north entrance); general office (east of the entry); a vault and the Superintendent's Office along the east, center; restroom and lounge (at the southeast); and a garage to the southwest. In 1999, the void of the original U-shaped building was infilled for an additional office space, as well as storage. Although cosmetic changes have been made to the interior and the women's lounge is also now an office space, interior spacing remains largely intact. The chapel also retains its stone surround fireplace (it has since been converted from wood-burning to gas), wooden ceiling beam trim, lectern and window seats to

either side of the fireplace. The chapel was remodeled in 1967, at which time the original pews were replaced.⁸⁵

Designed by the Milwaukee firm of Kloppenburg & Butterfield, this structure was built in 1937 as the Prairie Home Cemetery Administration Building & Chapel, the function of which it continues to serve today. The first official burial on the grounds is recorded as occurring in 1849; however, evidence suggests earlier burials exist. The land upon which the cemetery was created was that of Nathaniel Walton, who sold the village 3 acres in 1864. Shortly thereafter, an additional 5 acres was added; those 8 acres comprise the property's "Old Section." Since that time, the grounds have expanded to 66 acres, all of which is surrounded by a 1920s-era iron fence, with stone pillars identifying the two primary entrances. Until 1896, the cemetery was run by the Town Board. Since that time, the city has operated the facility. Until 1915, lots were given free to city residents. In 1937, the administration and chapel building was erected. Thirty years later, the chapel was "updated" and, in 1999, an additional office and storage space was added to the west side of the building (which enclosed the earlier small courtyard space), thus making the building a relative rectangle.⁸⁶

No information was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, despite the 1999 addition that infilled the small void to the west, the facility, with its Lannon stone sheathing, slate roof and multiple-light, leaded-glass windows, remains a very good and intact example of the Tudor Revival style. Furthermore, the structure stands as a very good example of a 1930s-era cemetery building that includes both a chapel and cemetery offices. Although WHPD is not all-inclusive, there appear to be very few such structures like this throughout the state.

Address	AHI #	NRHP Evaluation
321 N. Racine Avenue	80857	Not Eligible
Description and Statement of Significance		

Rising from a quarried stone foundation, this two-and-one-half-story, Queen Anne-style house is sheathed with a combination of clapboard and wooden shingles. The core of the house is topped with a pyramidal roof, while the northwest corner of the house is anchored by a two-and-one-half-story tower topped with a conical roof. Gabled roof dormers with decorative brackets accent the dormer rooflines. A simple, flat-roofed, open porch with plain square posts and a spindlework frieze shelters the front door and a double-hung sash window. Two-and-one-half-

⁸⁵Kloppenburg & Butterfield, "Administration Building & Chapel for the Prairie Home Cemetery Commission," Original plans, 24 May 1937, On file at the WAA.

⁸⁶Ibid.; Prairie Home Cemetery History, Available online at www.prairiehomecemetery.com/History.html, Accessed June 2014.

story, gabled projections extend to both the north and south; the lower two stories are rounded, with the gabled peak also being rounded. Windows are somewhat regularly placed throughout the house and consist of one-over-one-light sash.



The house was built circa 1885 by Robert W. Brown who was born on 22 February 1821 in Stanfield, Somerset, England. On 26 December 1844, he wed Lucretia West (b. 1818). They immigrated to the United States in 1845 and settled in the Town of Lisbon, Waukesha County, where Robert operated a farm. The Browns had at least five children. In 1880, Robert and Lucretia moved to Waukesha with their two youngest daughters, Elizabeth “Bessie” (b. 25 April 1855) and Lucretia Mary (b. 1860). Mother Lucretia died in 1884 and Robert died four years later, on 20 April 1888. The

subject house was presumably built prior to Robert’s 1888 death, for the 1891 Waukesha County plat map (and plat of the City of Waukesha) identifies the subject parcel as the Robert Brown Estate. Daughters Mary and Bessie (neither of whom married) remained in the home until their respective deaths in circa 1927 and 1934, respectively. The census shows an occupation for the sisters only in 1900, at which time they are identified as landlords. As of the 1930 census, Bessie’s niece Clara M. (age 49) resided with her. The house was converted for duplex use in 1942 by owner Orlin Emerson (Emerson Realty). In 1983, the home was purchased by Deb Hankel and John Simon who converted the home back to a one-family home. With the help of historic photos from a Brown family descendant, they restored the home and, as a result, received the George Gunn Award (given by the Waukesha Landmarks Preservation Commission) for their restoration efforts.⁸⁷

No information was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. Regarding Criterion C: Architecture, the house is a very good example of a Queen Anne-style home, featuring a corner tower and multiple sheathing materials. As noted, the owner did significant restoration, identified as having been done from photos obtained from Brown family descendants. However, when compared to other Queen Anne examples in the city--many of which are listed in the National Register of Historic Places--this house is somewhat limited in its architectural detailing; for example, it does not exhibit an ornate porch like those

⁸⁷ Brown-Carter Family Tree, Available online at <http://trees.ancestry.com/tree/36190506/person/19593843336>, Accessed July 2014; U.S. Federal Census, Population, 1900, 1920, 1930; *Plat Book of Waukesha County, Wisconsin* (Minneapolis: C.M. Foote & Co., 1891); *Waukesha City Directory*, Various directories reviewed between 1925 and 1936; Permit for alterations (one- to two-family), 16 July 1942; Jack Burke, “The Frill of Victorian,” *Waukesha Freeman*, 10 May 1997.

seen on other listed examples. While the restoration work is indeed notable and commendable, the home's architectural styling does not rise to the level that would otherwise suggest National Register listing. The house is, however, a very good candidate for local designation.

Address	AHI #	NRHP Evaluation
401 E. Roberta Drive	227814	Potentially Eligible
Description and Statement of Significance		



Waukesha Senior High School/Waukesha High School, South Campus, 401 E. Roberta Drive.

This educational facility consists of two primary periods of building, in 1957 and 1968. Later additions date to 1979 and 1983. The building's original 1957

elevations are evident along the complex's west and north facades, with the original building entrance located along E. Roberta Drive and immediately behind a circular drive. The two-story, flat-roofed entrance block is, like the rest of the building, largely sheathed with brick; however, a large stone inset rests alongside a largely multi-light window wall that is set above the multiple-door entry. Metal letters on the stone inset spell out "Waukesha High School, South Campus." The initial, two-story academic classroom block south of the entrance block (facing west) consists of regularly spaced, multiple-light windows (on both floors) with a central awning opening. The remainder of the original southward-extending wing consists of curtain walls of glass with metal spandrel panels running along the mid-section of the wall. A multiple-door entry is located closer to the south end of the wing. The 1968 wing extends from the south end of the original 1957 block and includes tall and narrowly set windows with porcelain enamel spandrel panels at the center and beneath the roof's eave. Extending to the east from the original block is a one-story, shop and music wing that fronts the round-arched field house that rises from behind it. The later additions to the building have been made to the rear (south).

The initial block of Waukesha Senior High School/Waukesha South High School was completed in December 1957. The historical development of the Waukesha public school system is covered in "Spring City's Past," the title of the 1982 survey report. Pertaining to high school education specifically, high school courses were added as early as 1872; however, it was not until 1880 that a full high school curriculum was offered. In 1889, a new, purpose-built high school was built on

the 400 block of N. Grand Avenue (no longer extant). In 1920, a new high school replaced it (extant but altered and now serves as Les Paul Middle School and carries an address of 400 N. Grand Avenue). In response to an expanding population, Waukesha South High School (for juniors and seniors), designed by the Milwaukee firm of Ebling, Plunkett & Keymar, was completed in 1957 at an approximate cost of \$2,297,052. Although classes began on 2 December, much of the educational facility was not yet finished, including, among other spaces, the auditorium, cafeteria and library. The first game to be held in the 3,000-seat field house was on 14 February 1958. In 1968, a 33-room, \$320,000 academic wing addition was made to the school. In 1975, and in response to the overcrowding at South High, a new high school, Waukesha North, was built at 2222 Michigan Avenue. Waukesha South received more additions in 1979 (driver's education, a science wing and the auto shop room) and Sophomores/10th graders were added to the building; in 1983, the library was expanded. Ten years later, Waukesha South also included Freshmen/9th graders. The building remains in use as Waukesha South.⁸⁸

No information was found to suggest potential eligibility under Criterion B: Significant Persons. Regarding Criterion A: the structure was built in response to an expanding student population and was built to include the requisite academic wing and library, as well as an auditorium, cafeteria, agriculture and shop facilities, as well as a 3,000-seat field house (although not all spaces were complete as of the first day of classes). The building, which continues to serve as a high school, stands as a testament to Waukesha's commitment to the improvement of high school education. Furthermore, in regards to Criterion C: Architecture, the exterior of the school building's primary blocks, those completed in 1957 and 1968, remain significantly intact and the building stands as a very good example of Contemporary 1950-60s-era school architecture.

Address	AHI #	NRHP Evaluation
1235 Seitz Drive	227574	Not Yet 50 Years Old

Description and Statement of Significance

This multi-story, Postmodern-era house features a variety of rooflines, including gabled and shed versions. Sheathing is entirely of board, set both vertically and horizontally. Windows are minimal, at least along its primary (west) entrance elevation, and are either casement or awning types. A simple stoop fronts the entry door, while a modest second-level balcony extends to the south. A garage wing terminates the house to the north.

⁸⁸ "Spring City's Past," 51-53; Ebling, Plunkett & Keymar, "Waukesha Senior High School," Original plans, 28 February 1956, On file at the WAA; Original permit for 401 E. Roberta Avenue, 15 June 1956; Ebling, Plunkett, Keymar & Reginato, "Waukesha High School, South campus Addition," 31 May 1967, Plans on file at the WAA; Permit for addition (191' x 92'), 26 July 1967; "The History of South High," Prepared by former South High Assistant Principal Mr. Shoemaker, Information available online at www.waukeshasouth.com/South/history.shtml, Accessed April 2014.



Dr. Vincent & Kathleen McAvoy House, 1235 Seitz Drive.

Located in the Seitz Estates #4 subdivision, this house was built between 1979 and 1980 for Dr. Vincent and Kathleen McAvoy, at an approximate cost of \$75,000. The general contractor was Roy Olson, Inc. The McAvoy family remained in the house through at least 2002. Dr. McAvoy spent his career as a dentist with an office in Waukesha.⁸⁹

No information was found to suggest potential eligibility under Criterion A: History or Criterion B: Significant Persons. However, regarding Criterion C: Architecture, the house is a very good and seemingly intact example of the Shed style of architecture. The Shed style, which was part of the Postmodern architecture movement, was propagated by architects Charles Moore and Robert Venturi. Among the cladding utilized for the style included wooden shingles and, like this example, board siding applied in varied directions. Windows on this style of house are generally asymmetrically arranged (as they are on this one); however, front doors are generally obscured from direct view, whereas this door (admittedly a replacement) is rather evident. Another good example of the style is located at 1220 Seitz Drive, however, the McAvoy home pre-dates that example by five years. Completed in 1980, this house has not yet reached 50 years of age and does not meet Criterion Consideration G. However, providing no significant exterior alterations are made over the next sixteen years, the house should be reevaluated for potential eligibility in 2030.⁹⁰

⁸⁹ Original permit for 1235 Seitz Drive, 17 September 1979; *Waukesha City Directory*, 1981, 2002.

⁹⁰ Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990), 484.

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APPENDIX A

INVENTORY OF NEW PROPERTIES SURVEYED

Bolded addresses are individually discussed in the Recommendations Chapter. An *italicized* address identifies properties within the proposed duplex historic district. The historic name and date of construction is based on the actual permit information or the assessor's record information. When the owner could not be 100% verified, it is simply listed on this list as "house" or some other appropriate identifier. City directories were also reviewed. Although care was taken to record the correct spelling of names, names on permits and/or those listed in City directories are were always spelled correctly. Please see the electronic WHPD record (available online at www.wisconsinhistory.org/Content.aspx?dsNav=N:1189) for additional information (if permits were available, the actual permit date is identified on the record), as well as a photo of the resource.

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
110 Arcadian Avenue	Drs. Whysol & Hancik Chiropractic Clinic (1955)	228078
600 Arcadian Avenue	Fire Station #2 (1963)	227675
615 Arcadian Avenue	Craftsman House (Ca. 1905)	228093
623 Arcadian Avenue	Queen Anne House (Ca. 1905)	228096
815 Arcadian Avenue	Charles & Ida H. Miller House (1931)	228067
908 Arcadian Avenue	Queen Anne House (Ca. 1900)	228100
1317 Arcadian Avenue	A & W Root Beer Stand (1962)	227811
1426 Arcadian Avenue	Palmer Products, Inc. (1928)	227812
1905 Avalon Drive	1966 Parade of Homes Model Home (1966)	227802
2021 Avalon Drive	Richard Wood House/ Trustway Homes (1966)	227803
1228 Ayrshire Lane	Eugene & Roberta Bertacchini House (1979)	227550
402 Barney Street	Queen Anne House (Ca. 1891)	227666
415 Barney Street	Craftsman House (1911)	227667
615 N. Barstow Street	James R. Lowe Realty Building (1970)	228094
420 NW Barstow Street	Harvey & Pearl Boortz House (1927)	227635
440 NW Barstow Street	George B. Jr. & Mabel Harris House (1927)	227636
454 NW Barstow Street	American Foursquare (1924)	227637
1120 Baxter Street	Charles Schuetze Memorial Building (1962)	228046
602 Beechwood Avenue	Queen Anne House (Ca. 1900)	228091

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
610 Beechwood Avenue	Henry & Lillian Gittner House (1914)	228092
619 Beechwood Avenue	Joseph C. Haimerl House (1919)	228095
700 Beechwood Avenue	Grace Evangelical Lutheran Church & Educational Building (1940; 1967; 1986)	227676 227677
1012 Beechwood Avenue	Craftsman House (1921)	227791
1120 Beechwood Avenue	Gabled Ell (Ca. 1900)	227792
906 N. Bel-Ayr Drive	Walter & Mildred Tardif House (1956)	227725
2103 N. Bel-Ayr Drive	Pre-fabricated House/ Stanley & Patricia Kasprzak House (1956)	228007
1028 Belmont Drive	Dr. Alphonse & Isla Richter House (1964)	227570
1110 Belmont Drive	Loren & Georgia Barre House (1977)	227571
300 E. Broadway Street	U.S. Post Office (1961)	227994
320 E. Broadway Street	Young Men's Christian Association (1954; 1980)	228009
704 E. Broadway Street	William & Clara Schley House (1928)	227684
804 E. Broadway Street	Frank B. & Adalene Hoag House (1925)	227686
813 E. Broadway Street	Queen Anne House (Ca. 1891)	227685
130-134 W. Broadway	Biggs Flats (1908)	228079
330 Buena Vista Avenue	Bungalow (1925)	228050
605 Buena Vista Avenue	Julius & Kezziah Ladewig House (Ca. 1924)	228053
715 Buena Vista Avenue	Emery & Olive DeRemer House (1929)	228056
901 Buena Vista Avenue	Claude & Ruth Murphy House/Pollman Pre-Fabricated House (1950)	228061
207 Carroll Street	Jeremiah & Bertha Belger House (1930)	226330
215 Carroll Street	John L. & Florence Martin House (1933)	226331
216 Carroll Street	Mrs. Christie E. Vanderpool House (1921)	226332
300 Carroll Street	St. Luke's Lutheran Church (1966) & St. Luke's Lutheran Parish Hall (1954)	226333 228188
1020 Cavalier Drive	William & Carol Hendricks House (1969)	227526
1104 Cavalier Drive	Thomas & Elsie Armstrong House (1965)	227525
1112 Cavalier Drive	Kenneth & Evelyn Krause House (1961)	227524
408 Central Avenue	Bungalow (1915)	227683
412 Central Avenue	Period Revival House (Ca. 1925)	227682
421 Central Avenue	Queen Anne House (Ca. 1895)	227680
428 Central Avenue	Craftsman House (1917)	227681
519 S. Charles Street	Everett & Hazel Jones House (1952)	227537
1450 Cleveland Avenue	Home-Ola Veteran's Housing (1947)	228172
119 E. College Avenue	Kilgour Hall, Carroll College (1968)	228507

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
601 E. College Avenue	Waukesha Memorial Catholic High School (1949; 1961; 1966; 1992)	227809
614 E. College Avenue	Sam Schafer House (1941)	227777
825 Colton Street	Queen Anne House (Ca. 1900)	228090
61 Columbia Avenue	Cape Cod House (1939)	228174
69 Columbia Avenue	Dr. William & Laura McFarlane House (1938)	227757
99 Columbia Avenue	Bungalow (1930)	227758
126 Columbia Avenue	Side-gabled House (1920)	227761
204 Columbia Avenue	James & Ethel Price House (1918)	227763
120 Corrina Boulevard	Saratoga Heights Elderly Apartments (1973)	228041
619 N. Cumberland Drive	Fred Jr. & Alice Behnke House (1935)	227700
623 N. Cumberland Drive	Joseph & Laura Boxhorn House (1938)	227701
700 N. Cumberland Drive	John & Laura Knipfel House (1929)	227702
709 N. Cumberland Drive	Period Revival House (1930)	227703
726 N. Cumberland Drive	Contemporary House (1950)	227704
130 Delafield Street	Waukesha Police Station (1937; 1964; 1973)	227813
201 Delafield Street	Waukesha City Hall (1966)	227621
400-402 Delafield Street	Anton Jr. & Else Schultz Duplex (1938)	228121
1815 DeWitt Court	Wm. A. Johnson Homes, Inc. Model Home (1965)	227801
1020 Dopp Street	Hugh & Ena Munro House (1955; 1975)	227726
118 Douglass Avenue	Art & Elsa Lubnow House (1947)	226334
126 Douglass Avenue	Michael & Esther Bredeck House (1950)	226335
131 Douglass Avenue	Raymond & Marie Rosenmerkel House (1931)	226336
134 Douglass Avenue	Ralph & Margaret Hastreiter House (1945)	226337
155 Douglass Avenue	Clarence & Mildred Schuetz House (1931)	226338
617 Downing Drive	Paul & Thelma Strong House (1956)	227560
1001 Downing Drive	Rolland & Betty Nelson House (1964)	227561
1020 Downing Drive	Edward & Nancy Laitner House (1966)	227572
1021 Downing Drive	Dr. Claude & Ila Schmidt House (1967)	227562
1101 Downing Drive	William & Jean Haase House (1965)	227563
1125 Downing Drive	Richard & Marilyn Christoph House (1965)	227564
1155 Downing Drive	Richard & Carol Kienz House (1966; 1990)	227565
204 Dunbar Avenue	Queen Anne House (Ca. 1900)	228103

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
212 Dunbar Avenue	Queen Anne House (Ca. 1900)	228104
216 Dunbar Avenue	Alban and Lillian Bietz House (1919)	228105
220 Dunbar Avenue	Queen Anne House (Ca. 1907)	228106
537 Dunbar Avenue	Queen Anne House (Ca. 1895)	228116
Dunbar Avenue @ park	RR overpass (Ca. 1940s)	227742
914 Eales Avenue	Gabled Ell (1905)	227785
100 N. East Avenue	Carrier Library/Todd Wehr Library, Carroll College (1942; 1965; 1998)	227756
218 N. East Avenue	Shattuck Hall, Carroll College (1967)	227747
221 N. East Avenue	Swarthout & Steele Halls, Carroll College (1956; 1964)	227748
717 N. East Avenue	Dr. Gwilym Davies Clinic (1952)	227779
801 N. East Avenue	East Terrace Apartments (1978)	227780
135-151 S. East Avenue	North and South Bergstrom Residence Halls, Carroll College (1960; 1965)	228102
1820 Easy Street	Cobblestone House (Ca. 1935)	227740
122 Estberg Avenue	House (1944)	226339
2908 Fairfield Way	Contemporary House (Ca. 1965)	227744
418 Fairview Avenue	Bungalow (1929)	227634
265 Fisk Avenue	Oswald Dieman House (1920)	227769
213 Fountain Avenue	Daniel & Tilla Kenney House (1926)	226343
114 Frame Avenue	Lewis & Francis Davies House (1930)	226340
118 Frame Avenue	Harry & Louise Smart House (1940)	226341
119 Frame Avenue	Harry & Mildred Honeyager House (1937)	226342
244 Frederick Street	Colonial Revival House (1928)	227765
249 Frederick Street	Tudor Revival House (1940)	227766
250 Frederick Street	Side-Gabled House (1928)	227764
301 Frederick Street	Colonial Revival House (1936)	227767
304 Frederick Street	Bungalow (1926)	227768
320 Garfield Avenue	Robert & Carol Krause House (1953)	226344
1614 Garfield Avenue	Wayne & Shirley Denning House (1966)	228107
609 Glendon Way	Colonial Revival House (1965)	227696
704 Glendon Way	Ranch House (1959)	227697
508-522 Glenwood Drive	Rowhouse Apartments (Ca. 1925)	228112
536 Glenwood Drive	Queen Anne House (Ca. 1900)	228115
316 N. Grand Avenue	John Muithaus Office Building (1964)	228043
704 N. Grand Avenue	Waukesha Savings & Loan (1958; 1968)	227815
112 S. Grand Avenue	Colonial Revival House (1919)	226317

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
119 S. Grand Avenue	Period Revival House (Ca. 1925)	226318
126 S. Grand Avenue	Craftsman House (Ca. 1919)	226319
127 S. Grand Avenue	Craftsman House (Ca. 1922)	226320
131 S. Grand Avenue	Bungalow (Ca. 1920)	226321
134 S. Grand Avenue	House (1918 permit)	226322
139 S. Grand Avenue	American Foursquare (Ca. 1920)	226323
605 S. Grand Avenue	House (1919; 1937)	226324
613 S. Grand Avenue	House (Ca. 1919)	226325
700 S. Grand Avenue	William & Olga Hurst House (1928)	226326
900 S. Grand Avenue	First Church of the Nazarene (1972)	226327
1110 S. Grand Avenue	William R. Hansen Funeral Home (1958)	227790
140 N. Grandview Boulevard	Lowell Elementary School (1960; 1966)	227746
1503 N. Grandview Boulevard	Bungalow (1916)	227735
1608 N. Grandview Boulevard	Colonial Revival House (1928)	227736
2100 N. Grandview Boulevard	Tudor Revival House (1929)	227737
1100 Grant Street	Vidian & Alice Vye House (1940)	227752
1203 Grant Street	Ed & Edna Herbrand House (1940)	227793
1208 Grant Street	William & Marion Crouch House (1937)	227753
2105 Grayfox Court	Contemporary House (1978)	228119
2120 Grayfox Court	Contemporary House (1974)	228120
103 N. Greenfield Avenue	Bungalow (1928)	227660
107 N. Greenfield Avenue	Charles & Edythe Stiven House (1929)	227661
123 N. Greenfield Avenue	William & Bess Lovell/ ASHSB House (1931)	227662
125 N. Greenfield Avenue	George & Mary Polfuss House (1928)	227663
201 N. Greenfield Avenue	Bungalow (1928)	227664
215 N. Greenfield Avenue	Sam & Rose Rucci House (1938)	227665
322 N. Greenfield Avenue	Lester & Winifred Christiansen House (1928)	227807
818 N. Greenfield Avenue	Henry & Etta Hahn House (1928)	227781
828 N. Greenfield Avenue	Harry & Bertha Wagner House (1929)	227782
832 N. Greenfield Avenue	Robert & Maude Drewry House (1929)	227783
839 N. Greenfield Avenue	Carl D. & Mary Brehm House (1930)	227784
942 N. Greenfield Avenue	Theodore & Anita Nigbor House (1928)	227787
420 S. Greenfield Avenue	Edwin & Mary Lyle House (1955)	227555
512 Grove Street	Bungalow (1917)	227770
519 Grove Street	John & Laura Harris House (1933)	227772
520 Grove Street	Craftsman House (1925)	227771

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
523 Grove Street	Colonial Revival House (Ca. 1930)	227773
527 Grove Street	Howard & Florence Wiles House (1929)	227774
534 Grove Street	Tudor Revival House (1939)	227775
538 Grove Street	Tudor Revival House (1939)	227776
1330 Harris Drive	Harry & June Fryatt Jr. House (1951)	227796
1355 Harris Drive	Contemporary House (1951)	227797
1381 Harris Drive	David Bartz House (1976)	227798
620 N. Hartwell Avenue	Dr. William & Harriet Nicely House (1930)	227671
225 S. Hartwell Avenue	St. Mary's Catholic Church (1964)	227575
225 S. Hartwell Avenue	St. Mary's Catholic Rectory (1960)	228044
813 Hawthorn Drive	Ken & Dorothy Orlaska House (1956)	227722
1423 Hawthorn Drive	Henry Sheskey House (1964)	227723
1321 Hickory Drive South	Ranch House (1948)	226328
1315 Hillside Drive	Harry & Florence Krysak House (1957)	227794
1335 Hillside Drive	Harvey & Dorothy Whysol House (1949; 1955)	227795
479 N. Hine Avenue	Robert & Cora Pheffer House (1941)	227694
505 N. Hine Avenue	Alex & Bonnie Schweder House (1936)	227695
622 N. Hine Avenue	Maitland & Edna Marsh House (1937)	227717
641-643 N. Hine Avenue	W. E. Dick Duplex (1944)	227718
645-647 N. Hine Avenue	W. E. Dick Duplex (1944)	227719
128 Hoover Avenue	James & Rosella Knipfel House (1953)	226329
301 Hyde Park Avenue	Blair School (1966)	227622
424 Hyde Park Avenue	St. Mark's Evangelical Lutheran (1952; 1973)	227623
611 Ivy Circle	1964 Home Show House (1964)	227559
1522 Jefferson Avenue	Joseph Boos House (1947)	228173
1538 Jefferson Avenue	Oliver & Walborg Jorgensen House (1940)	227799
519 Lake Street	Andrew & Clara Miller House (1940)	227668
603 Lake Street	Henry & Ethel Eggleston House (1937)	227669
327 Lemira Avenue	Cape Cod House (1939)	227630
804 Lincoln Avenue	Gabled Ell House (Ca. 1895)	228175
1000 Lincoln Avenue	Dutch Colonial Revival House (Ca. 1900)	227788
1008 Lincoln Avenue	Phillip & Caroline Bochem House (1919)	227808
1100 Lincoln Avenue	John & Emilie Brown House (1940)	227789
733 Linden Street	Hadfield Elementary School (1952)	228066
1300 Lookout Drive	Ranch House (1941)	227754
1301 Lookout Drive	Colonial Revival House (1939)	227755

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
701 Lynne Drive	Colonial Mansard House (1969)	227539
914 Madison Street	Colonial Revival House (1940)	228057
1108 Madison Street	Bernard & Evelyn Egan House (1949)	227733
1414 Magnolia Street	Grunal & Mark, Inc. Ranch House (1959)	227674
272-274 W. Main Street	J.C. Penney Department Store (1940)	228087
366 W. Main Street	Commercial Building (Ca. 1925)	228054
439 W. Main Street	Commercial Building (Ca. 1900)	228051
443 W. Main Street	Commercial Building (Ca. 1925)	228052
1111 Maitland Drive	Hawthorne Elementary School (1957; 1967)	227745
510 Maple Avenue	Colonial Revival House (Ca. 1905)	226345
600 Maple Avenue	First Church, Christ Scientist (1941; 1990)	226346
614 Maple Avenue	House (1907)	226347
714 Maple Way North	Ranch House (1961)	227698
816 Maple Way North	Ranch House (1959)	227699
841 Martin Street	St. Joseph's Catholic Middle School (1959)	228097
616 McCall Street	Bungalow (1910)	227670
628 McCall Street	Bungalow (1916)	227672
702 N. Moreland Boulevard	Conrad & Mae Tardif House (1954)	228055
435 S. Moreland Boulevard	William & Martha Cultice House (1930)	227693
439 S. Moreland Boulevard	Louis & Lillian Garday House (1930)	227692
400 W. Moreland Boulevard	American Foursquare (Ca. 1920)	228088
414 W. Moreland Boulevard	Woesner Abstract & Title Company (1962)	228089
515 W. Moreland Boulevard	Waukesha County Courthouse (1961; 1971+)	228058
626 W. Moreland Boulevard	C.J. Realty Company Office Building (1970)	228059
640 W. Moreland Boulevard	Six Forty Office Building (Ca. 1978)	228060
711 W. Moreland Boulevard	Jahnke & Jahnke Engineering Company (1974)	228065
830 W. Moreland Boulevard	Temple Emanu-El Synagogue (1963)	227724
810 Motor Avenue	John H. Wolf House (1929)	227720
1105 Motor Avenue	James & Katherine Dunn House (1934)	227721
520 E. Newhall Avenue	St. Mary's Catholic Grade School (1953; 1960; 1966)	227576
527 E. Newhall Avenue	Dr. Louis & Patricia Dellios House (1976)	227556
601 E. Newhall Avenue	Tudor Revival House (1930)	227557
615 E. Newhall Avenue	Kenneth & Opal Kerr House (1950)	227558

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
627 E. Newhall Avenue	Dr. Henry & Elsie Settlege House (1950)	228122
715 E. Newhall Avenue	Dr. John & Betty Promer House (1957)	227673
1206 E. Newhall Avenue	Dr. Glenn & Harriet Downing House (1953)	227584
128 W. Newhall Avenue	George L. Peck House/Small House Planning Bureau House (1952)	226348
129 W. Newhall Avenue	Dutch Colonial Revival House (Ca. 1923)	226349
210 W. Newhall Avenue	Richard & Lois Arms House (1951)	226350
224 W. Newhall Avenue	James R. Lowe Triplex (1957)	226351
1000 Northview Road	Waukesha County Expo Center (1973)	228101
1439 Northview Road	Dutch Colonial Revival House (1930)	227734
208 Oakland Avenue	Charles and Carrie Bergeler House (1930)	227689
216 Oakland Avenue	Carl F. & Julia Trushinske House (1928)	227690
223 Oakland Avenue	Buchner Park Bathhouse (1967)	227992
715 Oakland Avenue	Queen Anne House (Ca. 1890)	227751
827 Oakland Avenue	Bungalow (1913)	227691
2118 Oaklawn Avenue	Lester Kern House (1954)	228048
801 Oakwood Drive	Raymond & Betty Trakel House (1961)	227566
121 Oxford Road	Gothard & Olga Hein House (1947)	227540
125 Oxford Road	Theodore & Iona Wilder House (1940)	227541
211 Oxford Road	Dr. Frederick & Olive Zeitlow House (1941)	227542
304 Oxford Road	Gilbert & Isabelle Koenig House (1941)	227543
316 Oxford Road	John & Florence Melster House (1954)	227544
322 Oxford Road	Sol-Air Home (1956)	227545
610 Oxford Road	Robert & Betty Illing House (1961)	227546
620 Oxford Road	John & Delores Mead House (1962)	227547
631 Oxford Road	Albert & Maxine LaFratta House (1961)	227548
919 Oxford Road	Perry & Elli Wilder House (1955)	227549
401 W. Park Avenue	George & Emma Thompson House (1936)	226352
411 W. Park Avenue	Anton & Ida Hertzberg House (1932)	226353
433 W. Park Avenue	Bungalow (Ca. 1915)	226354
930-932 Perkins Avenue	Herman Jr. & Muriel Yopps House (1929)	227786
818 Pleasant Street	Queen Anne House (Ca. 1900)	228098
825 Pleasant Street	Senior Apartments (1970)	228084
1516 Pleasant View Avenue	Theodore & Margaret Morey House (Ca. 1927; 1939)	227738
205 N. Porter Avenue	Colonial Revival House (1937)	227806
103 S. Porter Avenue	Roland & Esther Goldammer House (1941)	227759
104 S. Porter Avenue	Clyde & Dorothy Zamjahn House (1939)	227760

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
131 S. Porter Avenue	Reinhard & Gretchen Hein House/ Homes Beautiful Inc. (1950)	227749
135 S. Porter Avenue	Dr. Hyman & Irene Gantz House (1939)	227750
140 S. Porter Avenue	Earl R. & Beatrice Spencer House (1948)	227762
605 S. Prairie Avenue	Prairie Home Cemetery Administration and Chapel Building (1937)	228045
304 Prospect Avenue	Colonial Revival House (1939)	227624
320 Prospect Avenue	John H. III & Muriel Weber House (1938)	227625
422 Prospect Avenue	Fred Jr. & Mae Krumhaus House (1918)	227626
426 Prospect Avenue	Albert Jr. & Mary Popp House (1919)	227627
430 Prospect Avenue	Fred & Anna Krumhaus House (1928)	227628
438 Prospect Avenue	Moor Downs Clubhouse (Ca. 1915)	227629
428 Prospect Court	Gabled Ell House (Ca. 1900)	226355
2101 Queens Court	1969 Parade of Homes House/ Neo-Tudor House (1969)	228117
2105 Queens Court	1969 Parade of Homes House/Ranch (1969)	228118
235 N. Racine Avenue	Queen Anne House (Ca. 1891)	227688
241 N. Racine Avenue	Tudor Revival House (1930)	227687
1505 E. Racine Avenue	Harlfinger's Service/Phillip's 66 Gas & Service Station (1960s)	228071
2115 Rambling Rose Road	Terry & Marie Weber House/ Trustway Homes, Inc. (1970)	227805
812 Ridgewood Drive	Roland & Betty Schrupp House (1958)	227569
834 Ridgewood Drive	Dr. Dirk & Constance Gootjes House (1959)	227568
206 E. Roberta Drive	Robert W. & Lois Greenwaldt House (1967)	227551
401 E. Roberta Drive	Waukesha Senior High School/ Waukesha South (1957; 1968; 1975)	227814
1418 E. Roberta Drive	James Seybald House (1961)	227552
151 E. St. Paul Avenue	Waukesha State Bank (1956; 1962; 1973; 1985)	227993
700-702 Scott Avenue	Brickson & Dick Duplex (1943)	227527
704-706 Scott Avenue	Brickson & Dick Duplex (1943)	227528
708-710 Scott Avenue	Brickson & Dick Duplex (1943)	227529
720 Scott Avenue	Robert W. Nanz Apartment Building (1965)	227530
1216 Seitz Drive	H.B. & Ruth Heinzen House (1979)	228068
1220 Seitz Drive	Robert & Cathryn Day House (1984)	228069
1224 Seitz Drive	Frank Lovek House (1986)	228070

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
1235 Seitz Drive	Dr. Vincent & Kathleen McAvoy House	
	(1980)	227574
215 South Street	Contemporary Commercial	
	(Ca. 1900; 1959)	228082
241 South Street	Municipal Parking Structure (1966)	228085
200 Spring Street	Queen Anne House (Ca. 1900)	228049
541 State Highway 59	Salem Evangelical United Brethren	
	Church (1965-66)	227991
915 Summit Avenue	Cora Morgenroth House (1929)	227727
1001 Summit Avenue	Vernacular Gabled House (1915)	227728
1021 Summit Avenue	Robert & Jeanette Schmoller House (1948)	227729
1039 Summit Avenue	George & Lily Savage House (1927)	227730
1200 Summit Avenue	John & Alice Deck House (1929)	227731
1219 Summit Avenue	Period Revival House (1927)	227732
1816 Sunkist Avenue	Front Gabled House (1928)	227739
2100 Sunnyside Drive	1968 Parade of Homes Model House/ Trustway Homes House (1968)	227804
802 Tenny Avenue	Richard & Barbara Swanborg House (1959)	227567
601 N. University Drive	Good Shepherd Lutheran Church (1965)	228163
309 E. Wabash Avenue	Contemporary House (1957)	227553
400 E. Wabash Avenue	Ted & Betty Carstenn House (1950)	227554
1405-1407 E. Wabash Avenue	Ted Morey Investment Duplex (1965)	227573
112 W. Wabash Avenue	Walter & Emma Dana House (1929)	226356
144 W. Wabash Avenue	Colonial Revival House (1938)	226357
228 W. Wabash Avenue	Oscar & Grace Graf House (1927)	226358
415-417 W. Wabash Avenue	Brickson & Dick Duplex (1944)	227531
419-421 W. Wabash Avenue	Brickson & Dick Duplex (1944)	227532
423-425 W. Wabash Avenue	Brickson & Dick Duplex (1944)	227533
427-429 W. Wabash Avenue	Brickson & Dick Duplex (1944)	227534
431-433 W. Wabash Avenue	Brickson & Dick Duplex (1944)	227535
435-437 W. Wabash Avenue	Brickson & Dick Duplex (1944)	227536
130 Walton Avenue	Saratoga Elementary School (1963; 1965)	228042
469 N. Washington Avenue	Craftsman House (1924)	227632
408 S. Washington Avenue	Donald and Anne Bertram House (1928)	227631
444 S. Washington Avenue	Royal Lichtfeldt Fourplex (1956)	227633
1913 Wealthy Street	Swiss Chalet House (1938; 1986)	227741
213 N. West Avenue	Bungalow (1916)	227679
315 N. West Avenue	Ambassador West Apartments (1966)	228062

<u>ADDRESS</u>	<u>NAME/RESOURCE & DATE</u>	<u>AHI#</u>
502 N. West Avenue	American Foursquare (1913)	228063
508 N. West Avenue	American Foursquare (1915)	228064
125 S. West Avenue	Craftsman House (1915)	227678
107 Westminster Drive	Ralph & Yvonne Hazzard Jr. House (1965)	227538
1052 White Rock Avenue	Trinity Evangelical Lutheran Church (1959; 1986) & School (1965; 1986; 2002)	226359
1150 White Rock Avenue	White Rock Elementary School (1951)	228047
1555 White Rock Avenue	Tudor Revival House (1931)	227800
212 Wilbur Avenue	Bungalow (1922)	228113
219 Wilbur Avenue	Tudor Revival House (1924)	228114
131 Wilson Avenue	Everett & Evelyn Vergenz House (1931)	226360
218 Wilson Avenue	James & Catherine Russell House (1929)	226361
2802 Windsor Place	Ranch House (1963)	227743
134 Wisconsin Avenue	First Federal Savings & Loan (Pre-1971; 1971 addition)	228080
217 Wisconsin Avenue	Lorscheider Building (1960)	228086
241 Wisconsin Avenue	Love, Davis, McGraw & Frey Law Office (1957)	228086
2000 Wolf Road	Harry Horning Middle School (1970)	227810
818 Woodward Street	Ed & Leone Petry House (1925)	228099

APPENDIX B

PREVIOUSLY SURVEYED PROPERTIES THAT CONTINUE TO MEET SURVEY CRITERIA

Please see the electronic WHPD record (available online at www.wisconsinhistory.org/Content.aspx?dsNav=N:1189) for dates of construction that may have been determined from previous survey or research efforts, as permits and/or other records were reviewed only for those properties in this last that were discussed in the Recommendations Chapter of this document.

<u>ADDRESS</u>	<u>NAME OR RESOURCE TYPE</u>	<u>AHI#</u>
238 Albert Street	House	79401
121 Arcadian Avenue	Presbyterian Parsonage	16472
403 Arcadian Avenue	Commercial	16791
807 Arcadian Avenue	House	94030
814 Arcadian Avenue	Jackson House	94031
321 Barney Street	House	48223
326 Barney Street	House	94036
101 N. Barstow Street	Howard L. Maxon Hall, Carroll College	227995
107 N. Barstow Street	James K. Lowry Hall, Carroll College	94118
205 NW Barstow Street	Walter & Helen Dick House	155721
423 NW Barstow Street	House	94041 & 94459
448 NW Barstow Street	House	94461
24151 Bluemound Road	Waukesha US Army Reserve—Aviation Support Facility	140480
120 E. Broadway Street	Soo Line/Wisconsin Central Depot	27897
945 Blackstone Avenue	Butler Bin Company (1926-1930; 1945-1946; 1950; 1956)	94047
419 E. Broadway Street	Erling Larson Funeral Home	94050
501 E. Broadway Street	Sinclair Oil Company Service Station	135958
609 E. Broadway Street	John H. Buchner House	94053
917 E. Broadway Street	Francis & Naomi Federer House	133838
922 E. Broadway Street	Nicholas & Agnes Panella House	133839
1005 E. Broadway Street	Rollo & Daisy Wells House	133840
1011 E. Broadway Street	Colonial Revival House	94055
1015 E. Broadway Street	N. Lynne & Claire Jones House	133841
1019 E. Broadway Street	Edward D. Seltzer House	133842
1025 E. Broadway Street	B. Clyde Brown House	133843

<u>ADDRESS</u>	<u>NAME OR RESOURCE TYPE</u>	<u>AHI#</u>
128 W. Broadway Street	Commercial	94056
129-131 W. Broadway Street	James Store Building	46615
139-141 W. Broadway Street	Commercial Building	94057
143-145 W. Broadway Street	U. Rueckert Building	94058
249-251 W. Broadway Street	Commercial Building	94059
819 Buena Vista Avenue	House	94066
909 Buena Vista Avenue	House	94067
916 Buena Vista Avenue	House	94068
218 Carroll Street	House	94072
222 Carroll Street	House	94073
804 Clinton Street	Commercial Building	94078
417 E. College Avenue	House	129398
408 W. College Avenue	Mrs. Annie Schuster House	121838
412 W. College Avenue	John & Tina Schaefer House	121839
416 W. College Avenue	William Johnson House	121840
425 W. College Avenue	Fred & Otella Stark House	121842
429 W. College Avenue	Benjamin Tews House	121843
433 W. College Avenue	Frank W. & Nellie Kraemer House	121844
445 W. College Avenue	Edwin G. & Emma Muehl House	121845
446-448 W. College Avenue	George Dwinnell House & Garage	94100 & 121846
449 W. College Avenue	Mrs. Michael Roach House	121847
522 W. College Avenue	George P. Wolfe House	121848
532 W. College Avenue	Luke Murphy House	121851
545 W. College Avenue	Edward J. & Alice Gibson House	121854
626 W. College Avenue	Chauncey P. Ross House	121856
128 Cook Street	House	94105
212 Cutler Street	Mastercraft Leather Goods Company	94109
115 Delafield Street	Waukesha Water Works/North Street Pumping Station	94111
632 Delafield Street	House	61574
461 Dunbar Avenue	House	94113
507 Dunbar Avenue	Fred Gaspar House	94115
525 Dunbar Avenue	Wardrobe's Boarding House	94116
529 Dunbar Avenue	House	94117
400 N. East Avenue	House	94126
417 N. East Avenue	House	94471
425 N. East Avenue	House	90619
503 N. East Avenue	John Murphy House	16718
710-712 N. East Avenue	Joseph Jackson Hadfield House	16112
720 N. East Avenue	Addison C. Nickell House	94129

<u>ADDRESS</u>	<u>NAME OR RESOURCE TYPE</u>	<u>AHI#</u>
817 N. East Avenue	Mary Freney House	16839
818 N. East Avenue	St. Joseph's School	67884
825 N. East Avenue	House	16489
114 S. East Avenue	House	95804
201 S. East Avenue	George & Lois Haynes House	94246
202 S. East Avenue	Donald & Eleanor Stophlet House	202921
210 S. East Avenue	Edward & May Lubnow House	202941
211 S. East Avenue	John Watry House	202961
212 S. East Avenue	Curtis & Florence Callow House	202962
215 S. East Avenue	Harry & Anna Cramer House	202981
217 S. East Avenue	Fred & Tillie Eckert House	203021
218 S. East Avenue	Bernard & Ary Claffey House	203022
224 S. East Avenue	Joseph & Alma Simon House	203041
239 S. East Avenue	Harvey & Emma Wolfe House	203081
300 S. East Avenue	Reverend James & Annie Rogers House	203083
312 S. East Avenue	Samuel & Ruth Park House	203101
414 S. East Avenue	William & Madge Stare House	94247
505 S. East Avenue	Nicholas & Mary Werner House	94248
714 S. East Avenue	Joseph & Rose Adashek House	203121
803 S. East Avenue	Dutch Colonial House	203122
811 S. East Avenue	Richards/Blenheim House & Garage	203123 & 203141
1103 S. East Avenue	Whittier Elementary School	203161
1200 S. East Avenue	Waukesha Bible Church	203181
2000 Easy Street	Cobblestone House	95819
512 Elizabeth Street	House	94564
1018 Ellis Street	Front Gable House	94565
Frame Park	Hobo Spring & Restrooms	48120 & 94567
229 Fountain Avenue	Frank & Nellie Kramer House	94566
400 N. Grand Avenue	Waukesha High School	94572
400 N. Grand Avenue	Lincoln Junior High School	95815
419 N. Grand Avenue	House	94573
425 N. Grand Avenue	House	94574
429 N. Grand Avenue	Andrew Aitken House	94575
511 N. Grand Avenue	Frame Estate Carriage House	94576
523 N. Grand Avenue	House	94578
603-605 N. Grand Avenue	August & Carrie Tamm House	94579
611 N. Grand Avenue	First Baptist Parsonage	94580
102 S. Grand Avenue	William H. Jr. & Anna Hardy House	52724

<u>ADDRESS</u>	<u>NAME OR RESOURCE TYPE</u>	<u>AHI#</u>
122 S. Grand Avenue	Earle & Ethel Hardy House	94587
608 N. Grandview Boulevard	Westowne Subdivision Land Office	94588
400 N. Hartwell Avenue	Concrete Block House	95811
705 N. Hartwell Avenue	Col. Lewis Husk House	80913
819 N. Hartwell Avenue	Bungalow	95809
824 N. Hartwell Avenue	Waukesha Manufacturing Company/ Fire Department Station #2	94682
427-429 Lake Street	Queen Anne House	94531
505 Lake Street	Queen Anne House	94532
525 Lake Street	Queen Anne House	94536
640 Lawndale Avenue	Fourth Street Water Reservoir	94401
625 Lincoln Avenue	House	94538
702 Lincoln Avenue	Henry & Rose (Bessie) Kunkel House	59598
401 Madison Street	B.H. Wright Livery	94594
407 Madison Street	House	94595
547 Madison Street	Paul Kuehn House	94497
808 Madison Street	House	47861
1029 Madison Street	Louis Will House	94599
145 W. Main Street	Texaco Filling Station	94611
264 W. Main Street	Pix Theatre	68943
351 W. Main Street	Commercial Building	94624
363 W. Main Street	Commercial Building	94626
400 W. Main Street	Commercial Building	94628
401 W. Main Street	Commercial Building	94629
412 W. Main Street	Commercial Building	94631
222 Maple Avenue	Waukesha Vocational School (1931; 1938; 1956; 1965)	94301
223 Maple Avenue	Foxhead Brewery Office	94302
620 Maple Avenue	Jay & Mary Laing House	94309
200 Maria Street	House	78967
220 Maria Street	House	94312
809 Martin Street	First Presbyterian Church	94313
210 Mary Street	Barstow School	78324
1234 E Moreland Boulevard	House	94400
139 E. North Street	Waukesha County Manufacturing Company	88084
212 E. North Street	Weber-Bethesda Brewery	94251
1232 E. North Street	House	79409
1418 E. North Street	House	79413
1530 E. North Street	House	94254

<u>ADDRESS</u>	<u>NAME OR RESOURCE TYPE</u>	<u>AHI#</u>
1400 Northview Road	Waukesha County Hospital Home & Infirmary/Northview Hospital/Northview Home (1904; Ca. 1930; 1960s)	7573
1721 Northview Road	Northview District #2 School	94256
1824 Oakdale Drive	Harter House	80923
519 Oakland Avenue	Gabled Ell	94257
611 Oakland Avenue	Queen Anne House	94258
819 Oakland Avenue	House	94259
839 Oakland Avenue	Concrete Block House	95817
938 Oakland Avenue	Front Gabled House	94260
954 Oakland Avenue	Humphrey Rogers House	80936
1128 Oscar Street	House	94261
124 Oxford Road	Charles Jr. & Mary Nelson House	129575
415 W. Park Avenue	Queen Anne House	94265
423 W. Park Avenue	Colonial Revival House	94267
439 W. Park Avenue	House	94270
441 W. Park Avenue	Greek Revival House	94271
222 Park Place	Avalon Hotel	94273
1005 Perkins Avenue	Hein-Werner Company (1929; Ca. 1946; Ca. 1960s)	94404
814 Pleasant Street	Queen Anne House	94277
201 N. Prairie Avenue	Queen Anne House	94278
402 Prospect Avenue	John Jr. & Evelyn Weber House	21599
520 Prospect Court	House	94279
321 N. Racine Avenue	Robert W. Brown House (Ca. 1885)	80857
234 W. Roberta Avenue	Isaac Smart House	94513
616-618 E. St. Paul Avenue	Arthur & Laura Trakel House	79442
901 W. St. Paul Avenue	Waukesha Motor Plant	59600
209-213 South Street	Commercial Building	94290
231-237 South Street	Commercial Building	94292
225 South Street	Wisconsin Gas & Electric	94291
206 Spring Street	Queen Anne House	94296
1208 The Strand	Brick House	94297
1115 W. Sunset Drive	Brick House	94298
201 N. West Avenue	House	94225
402 N. West Avenue	House	94227
407 N. West Avenue	House	94228
413 N. West Avenue	House	94231
420 N. West Avenue	James Brimmer House	94232
421 N. West Avenue	House	94233

<u>ADDRESS</u>	<u>NAME OR RESOURCE TYPE</u>	<u>AHI#</u>
500 N. West Avenue	Hugo Hoeveler House	80585
112 S. West Avenue	Gabled Ell House	94236
236 S. West Avenue	Ida & Bernhard Krueger House	73502
1017 Westowne Avenue	Morey-Markham House	98512
210-212 Wisconsin Avenue	Judge Mucklestone House/First United Methodist Parsonage	94358
220 Wisconsin Avenue	Wisconsin Telephone Company Building	95816
321 Wisconsin Avenue	Waukesha Public Library	68405
321 Wisconsin Avenue	Cutler Park Bandshell	94107
321 Wisconsin Avenue	Civil War Memorial	94108
330-334 Wisconsin Avenue	Dr. W.T. Murphy Apartment Building	94562
519-521 Wisconsin Avenue	Spring City Pattern	94392

APPENDIX C

**PROPERTIES PREVIOUSLY (OFFICIALLY) DETERMINED ELIGIBLE
AND/OR WITH OTHER DESIGNATIONS BUT NOT LISTED IN THE
NATIONAL REGISTER**

ADDRESS	NAME/RESOURCE	AHI#
120 E. Broadway	Soo Line Depot/Wisconsin Central Depot (1877)	27897 Determined Eligible 1992
609 E. Broadway	John P. Buchner House (1879)	94053 Determined Eligible 1982
129-131 W. Broadway	James Store Building (1930-31)	46615 Owner objection to NR listing
710-712 N. East Avenue	Joseph Jackson Hadfield House (Ca. 1876)	16112 Determined Eligible 1985
264 W. Main Street	Pix Theatre (1940)	68943 Restrictive Covenant with the WHS
1017 Westowne Avenue	Morey-Markham House (1932)/"Westowne Cobblestones	98512 Owner objection to NR listing

APPENDIX D

CITY OF WAUKESHA LOCAL LANDMARKS LISTING

List provided by the city; Please note that only those that remain extant are reflected in this list.

ADDRESS	NAME & CITY LANDMARK #	YEAR BUILT	YEAR OF DESIGNATION
403 Arcadian Avenue	Waukesha Asbestos Co. (43)	Ca. 1930s	1993
912 N. Barstow Street	William P. Sloan House (36)	1841	1993
341 NW Barstow Street	Joseph Fabacker House (44)	Ca. 1894-96	1994
Bethesda Park	Bethesda Spring (39)		1993
120 E. Broadway	Wisconsin Central Ltd. Depot (24)	1877	1992
609 E. Broadway	John P. Buchner House (21)	1879	1991
235 W. Broadway	Waukesha Post Office (20)	1913	1991
1101 Buckley Street	Patrick J. Buckley House (45)	1894	1998
401 Central Avenue	Morris Cutler House (33)	1845	1993
151 W. College Avenue	Walter S. Chandler House (1)	1876-77	1978
501 W. College Avenue	Robert O. Jones House (9)	Ca. 1888	1983
912 Clinton Street	W.T. Lyle's Building (5)	1890-1910	1982
501 Dunbar Avenue	Dr. F.C. Elliott House (8)	1891	1983
100 N. East Avenue	Carroll University-Old Main Building (29)	1887	1993
100 N. East Avenue	Carroll University-Rankin Hall (30)	1906	1993
100 N. East Avenue	Carroll University-Voorhees Hall (31)	1906	1993
100 N. East Avenue	Carroll University-Ganfield Gymnasium (32)	1923	1993
710-712 N. East Avenue	Joseph H. Hadfield House (23)	Ca. 1876	1992
726 N. East Avenue	Samuel D. James House (26)		1992
810 N. East Avenue	First Presbyterian Church (2)	1848-49	1978
818 N. East Avenue	St. Joseph's Church Complex (6)	1888	1983
Frame Park	Hobo Spring (40)		1993
507 N. Grand Avenue	Andrew Frame House (16)	Ca. 1879	1991
520 N. Grand Avenue	Charles E. Nelson Sr. House (10)	1910	1983
726 N. Grand Avenue	Dr. David Roberts House (11)	1927	1983
915 N. Hartwell Avenue	Resthaven Hotel (25)	1905	1992
511 Lake Street	William A. Nickell House (34)	Ca. 1892	1993
200 Madison Street	Louis Yanke Saloon (28)	1892	1992
307 E. Main Street	Dr. Volney L. Moore House (48)	1887	2006
101 W. Main Street	Old Waukesha County Courthouse (18)	1885	1991

ADDRESS	NAME & CITY LANDMARK#	YEAR BUILT	YEAR OF DESIGNATION
235 W. Main Street	National Hotel (13)	1871	1988
301 W. Main Street	Putney Block (4)	1882	1979
338-40 W. Main Street	Nickell Building (14)	1901	1988
Mountain Village Complex	Acme/Carleton Spring (38)		1993
139 E. North Street	Waukesha Manufacturing Co./Waukesha Motor Co. (46)	Ca. 1906	1998
Post Office Circle	Silurian Mineral Springhouse (42)	1927	1993
500 Riverview Avenue	Grand View Health Resort/Moor Mud Baths (47)	Ca. 1911	2001
500 Riverview Avenue	Moor Downs Buildings & Golf Course (47)	Ca. 1910s	2001
128 E. St. Paul Avenue	Pokrandt Blacksmith Shop (19)	Ca. 1892-96	1991
317 South Street	Masonic Temple (7)	1904	1983
West Grove Apartment Complex	Minniska Spring (41)		1993
1616 White Rock Avenue	Charles A Welch House (3)	Pre-1890	1978
319 Williams Street	Chicago & North Western Railroad Depot (24)	1881	1992
322 Williams Street	Northwestern Hotel (15)	Ca. 1893-94	1990
300 Block Wisconsin Avenue	Cutler Mound Group/Church St. Mounds (17)		1991
300 Block Wisconsin Avenue	Cutler Homestead Site (17)	1834	1991
321 Wisconsin Avenue/Cutler Park	Soldiers & Sailors' Monument (50)	1911	2013

HISTORIC DISTRICTS

NAME OF DISTRICT	YEAR OF DESIGNATION
Madison Street Historic District	1994
McCall Street Historic District	1994

APPENDIX E

Historic Districts and Individual Properties Listed in the National Register of Historic Places (Compiled from listing provided by the City of Waukesha)

HISTORIC DISTRICT LISTINGS

NAME OF DISTRICT	NRHP DATE
Block "C" Downtown Historic District #2	1995
Caples' Park Historic District	1988
College Avenue Historic District (MRA)	1983
Downtown Historic District (MRA)	1983
East Broadway Historic District	1995
Laflin Avenue Historic District	1983
Madison Street Historic District	1990
McCall Street Historic District	Expanded 1993
Wisconsin Avenue Historic District (MRA)	1983

INDIVIDUAL LISTINGS

ADDRESS	NAME	YEAR BUILT	NRHP DATE
309 Arlington Street	Arlington Apartments (MRA)	1928	1987
501 Barney Street	Hannah Pratt House (MRA)	1874-1880	1983
912 N. Barstow Street	William P. Sloan House (MRA)	1841	1983
341 NW Barstow Street	Joseph Fabacker House	Ca. 1894-1896	1995
235 W. Broadway	Waukesha Post Office (MRA)	1913	1983
1101 Buckley Street	Patrick Buckley House	1894	1991
234 Carroll Street	David J. Hemlock House (MRA)	Ca. 1876	1983
401 Central Avenue	Morris Cutler House (MRA)	1845	1983
912 Clinton Street	W.T. Lyle Building (MRA)	1890-1910	1983
507 E. College Avenue	Caspar Sanger House (MRA)	1886	1983
151 W. College Avenue	Walter S. Chandler House	1876-1877	1974
442 W. College Avenue	George Dwinnell House (MRA)	1885-1890	1983
510 W. College Avenue	Robert O. Jones House (MRA)	Ca. 1888	1983
621 & 627 W. College Avenue	Wisconsin Industrial School for Boys (MRA)	1911 & 1936	1987

ADDRESS	NAME	YEAR BUILT	NRHP DATE
501 Dunbar Avenue	Dr. F.C. Elliott House (MRA)	1891	1983
709 N. East Avenue	First Congregational Church	1867; 1899; 1922; 1928	1992
726 N. East Avenue	Samuel D. James House (MRA)	1871	1996
816-818 N. East Avenue	St. Joseph's Church Complex & Martin Brown House	1888	1983
2020 Easy Street	Morey-Seidens House "Westowne Cobblestones"	1929	1995
407 N. Grand Avenue	John Howitt House (MRA)	1874-1880	1983
507 N. Grand Avenue	Andrew Frame House (MRA)	Ca. 1879	1983
515 N. Grand Avenue	Totten-Butterfield House (MRA)	Ca. 1850	1983
520 N. Grand Avenue	Charles E. Nelson Sr. House	1910	1990
900 N. Hartwell Avenue	Arcadian Bottling Works (MRA)	1885	1983
915 N. Hartwell Avenue	Resthaven Hotel (MRA)	1905	1983
511 Lake Street	William A. Nickell House (MRA)	Ca. 1892	1983
200 Madison Street	Louis Yanke Saloon (MRA)	1892	1983
434 Madison Street	Senator William Blair House (MRA)	1877	1983
111 E. Main Street	St. Matthias Episcopal Church (MRA)	1851	1983
307 E. Main Street	Dr. Volney L. Moore House	1877	1983
101 W. Main Street	Old Waukesha County Courthouse	1885	1975
235 W. Main Street	National Hotel (MRA)	1871	1983
301 W. Main Street 802 & 816 Grand Avenue	Putney Block	1882(+)	1983
338-340 W. Main Street	Nickell Building (MRA)	1901	1983
346 Maple Avenue	William G. Mann House (MRA)	1897	1983
413 N. Moreland Boulevard	Moreland Boulevard Pump House & Reservoir	1931	1996
445 W. Newhall Avenue	Newhall Avenue Pump House & Reservoir	1948	1999
600 E. North Street	Alexander Cook House (MRA)	1865	1983
1312 Pleasant View Avenue	Morey-Lewis House "Westowne Cobblestones"	1927	1995
120 S. Porter Avenue	Everett P. Barrett House	1940	1995
Post Office Circle	Silurian Mineral Spring House Monument & Spring (MRA)	1927	1983
500 Riverview Avenue	Grand View Health Resort/Moor Mud Baths/Moor Downs Golf Course (MRA)	Ca. 1911	1983
929 Rosemary Street	Charles Merten House	Ca. 1890	1995
128 E. St. Paul Avenue	Pokrandt Blacksmith Shop (MRA)	Ca. 1892- 1896	1983

ADDRESS	NAME	YEAR BUILT	NRHP DATE
317 South Street	Masonic Temple	1904	1983
307 N. West Avenue	Perry Grace House (MRA)	Ca. 1885	1983
603 N. West Avenue	Camilla Smith House (MRA)	1883	1983
704 Westowne Aenue	Morey-Andrews House “Westowne Cobblestones”	1931	1995
1616 White Rock Avenue	Charles A. Welch House (MRA)	1888	1983
319 Williams Street	Chicago & North Western Railroad Depot	1881	1995
322 Williams Street	Northwestern Hotel	Ca. 1893- 1984	1990
121 Wisconsin Avenue	First Methodist Church (MRA)	1895-1898	1982
223 Wisconsin Avenue	Frank H. Putney House (MRA)	1901	1983
229 Wisconsin Avenue	Lain-Estberg House	1848	1983
247 Wisconsin Avenue	First Baptist Church (MRA)	1872	1983
300 block Wisconsin Avenue	Cutler Homestead Site & Cutler Mound Group/Church St. Mounds	1834	1988

APPENDIX F

THE NATIONAL REGISTER CRITERIA

Criteria: The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant to our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations: Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered potentially eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historic figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Directly cited from: National Park Service, *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: Government Printing Office, 1997), 37 and available online at www.nps.gov/nr/publications/bulletins/nrb16a.

APPENDIX G

